

Morehead Hill Historic District Preservation Plan

March, 2001

Morehead Hill Historic District Preservation Plan

Durham Historic Preservation Commission

and

Durham City-County Planning Department

Stephen Cruse

March, 2001

Table of Contents

| | |
|---|-----------|
| Introduction..... | 1 |
| A. Overview | 1 |
| Morehead Hill Historic District Inventory | 5 |
| A. History of District..... | 5 |
| B. Boundary Description..... | 13 |
| C. Historic Inventory and Analysis..... | 16 |
| D. Summary | 25 |
| Historic Preservation Strategy | 35 |
| A. Introduction | 35 |
| B. Historic Preservation Goal | 35 |
| C. Morehead Hill District Policies and Recommendations..... | 36 |
| D. Summary | 41 |
| Principles and Review Criteria for Certificates of Appropriateness | 42 |
| A. Introduction | 42 |
| B. Standards for Rehabilitation | 43 |
| C. Local Review Criteria | 45 |
| Appendices | 51 |
| A. Glossary..... | 51 |
| B. Reference Materials..... | 53 |
| C. Historic District Overlay Zone | 54 |
| D. Footnotes | 63 |

List of Maps and Figures

| | |
|--|----|
| Map 1, National Register Districts Boundaries | 4 |
| Map 2, Local District Boundaries | 27 |
| Map 3, Architectural Significance..... | 28 |
| Map 4, Building Conditions | 29 |
| Map 5, Present Zoning | 30 |
| Figure 1, Morehead Hill Property Data..... | 17 |
| Figure 2, Typical Morehead Hill Architectural Style and Details..... | 31 |
| Figure 3, Roof Types..... | 32 |
| Figure 4, Gable Treatments | 33 |
| Figure 5, Window Types | 34 |

Introduction

A. Overview

The Morehead Hill neighborhood, as a reflection of the early community and business leaders of Durham is an important historic resource for our community. The neighborhood includes an eclectic mix of residential structures from the early decades of the Twentieth Century that range from Durham's grandest mansions to its simplest cottages. The notable buildings in the district include the John Sprunt Hill House at 900 S. Duke Street, the Cobb-Toms House at 914 Vickers Avenue and Greystone, the Chateausque style home of James Edward Stagg at 618 Morehead Avenue. The neighborhood, through these and other more modest structures, reflects the importance of tobacco and clothing mills in Durham's early economy. The designation of Morehead Hill as a National Register District in 1986 has helped to preserve a number of properties. However more is needed due to the increasing development pressures on the district due to the adjacent Downtown Durham's renewed growth and vitality and the proximity of the neighborhood to the Durham Freeway. As originally suggested in the *Southwest Central Durham Plan*, local designation will help to preserve the architectural integrity and cultural significance of one of Durham's most important historical assets.

The Morehead Hill Historic District Preservation Plan includes the history of the District, the need for the District, the preservation goal for the District and policies and recommendations to achieve the goal. The first section contains an overview of the Plan and an explanation of National Register Districts and local Historic Districts. The Durham Historic Preservation Commission and certificates of appropriateness are also discussed. The second section outlines the history of the area, the proposed local District boundaries and an assessment of the collected inventory data. The third section is the Historic Preservation Strategy, which examines the goal, policies and implementation recommendations for preserving the historic integrity of the District. The fourth section contains principles and review criteria for restoration, new construction and landscaping. This section also defines pertinent architectural terms. The Appendix includes a copy of the Historic District Overlay Zone regulations from the *Durham Zoning Ordinance* and other reference materials.

1. National Register Historic Districts

Numerous properties in Durham have been listed in the National Register of Historic Places. Along with individual listings, a number of areas in Durham have been listed as National Register Historic Districts including Morehead Hill. The designation of a National Register District is an honor that recognizes the district's historic importance. The designation also means that any Federal or State funded project in the District must be reviewed to assess the project's effect on the historic area. Federal and state tax credits are also available for certain district properties. Owners of National Register properties should contact the North Carolina State Historic Preservation Office in Raleigh (919) 733-6545 for further information regarding these credits. Map 1 shows the National Register Historic Districts in Durham.

2. Local Historic Districts

The Historic District Overlay Zone was created by the Durham elected officials to provide a means of protection for Durham's historic areas. This zoning classification can be applied to neighborhoods and areas of historic importance and supplements the underlying zoning of the property. The North Carolina enabling legislation (G.S. 160A.400.1 through 400.14, Historic Districts and Landmarks) permits municipalities to create an overlay zone and a Historic Preservation Commission to review all exterior modifications, planned demolition and new construction within a local district for approval and/or denial. A Historic Preservation Plan defines a preservation strategy for a district and provides the Commission with criteria and guidelines for their review of changes in the area. In Durham, the creation of a Preservation Plan is a requirement for designation of a historic district.

Once a local district has been designated, the property owners are required to receive approval, known as a certificate of appropriateness (COA), for any planned exterior changes to their property. The COA is required whether or not a building permit is necessary. Certain changes are allowed without approval such as routine maintenance, and some other changes can be approved administratively. It is the responsibility of the Commission to grant this approval.

3. Historic Preservation Commission

The *Durham Zoning Ordinance* establishes a nine member Durham Historic Preservation Commission as the review body to oversee the local historic districts in the City and County. The Commissioners, who serve overlapping terms of three years, are all required to be residents of Durham's City and County planning jurisdiction. The City Council appoints four members and the County Commissioners appoint five. The membership must include one registered architect; one realtor, developer or builder; one cultural or social historian; one lending institution representative or Attorney; and one landscape architect. The remaining five members are appointed to at-large seats. The body meets at regularly scheduled meetings on the first Tuesday of each month and for special meetings as needed.

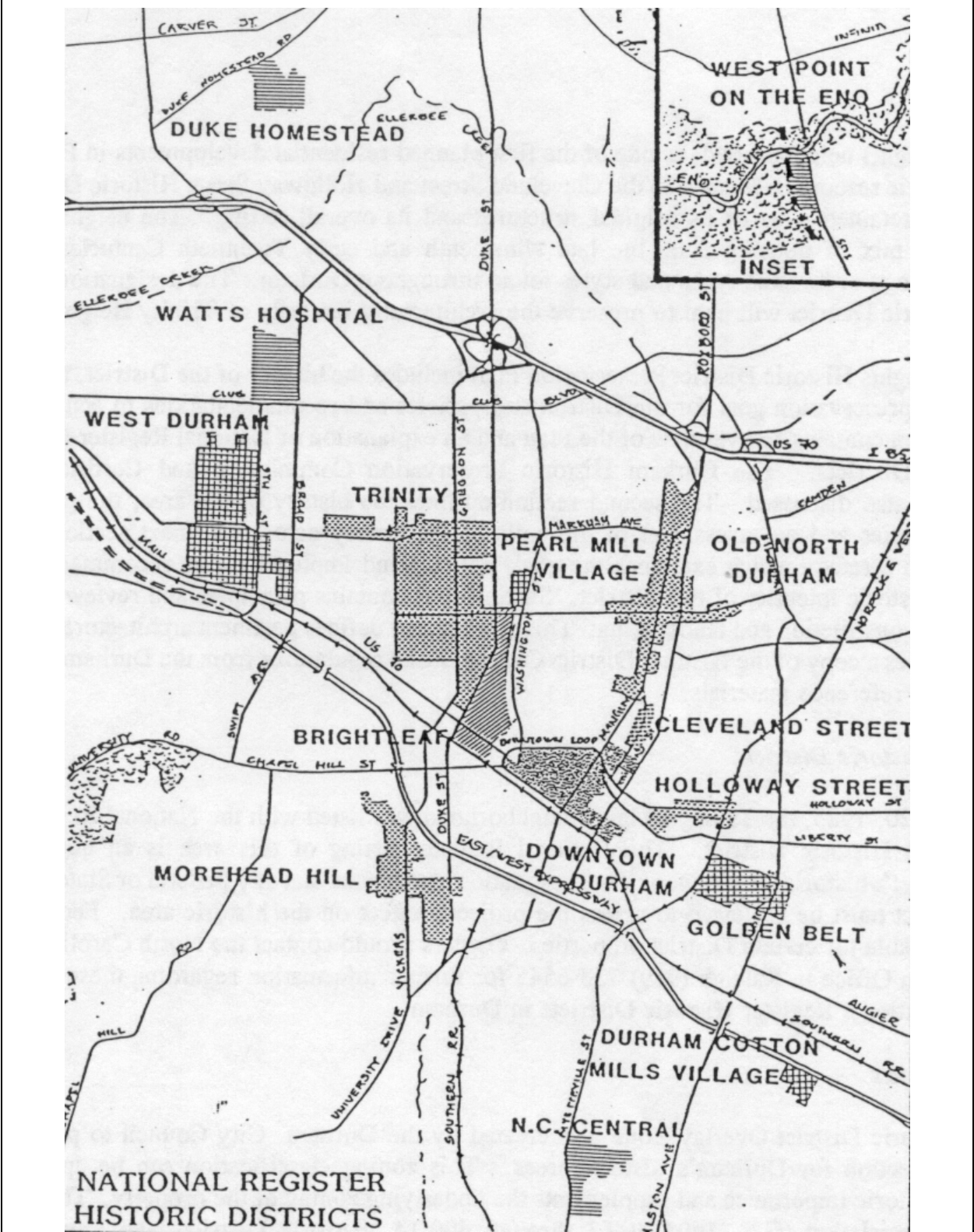
It is the general responsibility of the Historic Preservation Commission: 1) to advise the City Council or County Commissioners on the establishment of historic Districts and on their respective historic preservation plans; 2) to issue Certificates of Appropriateness for any exterior building or site modifications, new construction or demolition within local historic districts; and 3) to educate the public about the community's historic resources and their preservation. In addition, the City Council has directed the Commission to review and advise on the historic appropriateness of rezoning petitions and other actions in National Register Districts. The Commission also may recommend to the City or County that a property be designated as a historic landmark.

4. City Council, Board of County Commissioners, Durham Planning Commission, City Staff

The City Council and the Durham County Board of County Commissioners have established the Historic Preservation Commission and will appoint new members as the present members' terms expire or if a seat becomes vacant for other reasons. The City Council applies the historic district overlay zone and adopts an historic preservation plan to designate a local historic district. Prior to Council's action on designation, the Durham Planning Commission's Zoning Committee reviews and makes a recommendation to Council regarding the designation and preservation plan for the proposed district. The State Historic Preservation Office also makes a recommendation to City Council.

The City administration, primarily the Durham City-County Planning Department, is responsible for providing staff assistance to the Historic Preservation Commission. The staff produces the preservation plans for proposed historic districts, processes applications for Certificates of Appropriateness, maintains the City's and County's Certified Local Government status and provides the Commission and the public with technical assistance. The staff is the first contact for applicants and can assess the need for a COA or other kind of approval. Certain changes in historic districts are routine maintenance items and need no approval. Other minor alterations may be approved administratively by the designated Planning staff person. The Commission will approve a list of items individualized for each district that staff may approve administratively. Further information about the Commission, staff and regulations may be found on the Durham Planning Department's web site www.ci.Durham.us/planning/historic.html.

Map 1, National Register Districts Boundaries



Morehead Hill Historic District Inventory

This section of the Morehead Hill Historic District Preservation Plan includes the history and architecture of the District, a description of the local District's boundary, and the inventory and analysis of the District today.

A. *History of District*

1. Early History

No history of the Morehead Hill neighborhood could be complete without a look at the people and events that shaped the City of Durham and, particularly, downtown. From the 1840's, when Dr. Bartlett Durham built his estate in what is now Durham's central business district, until the early years of the twentieth century, Durham experienced rapid growth. The completion of the North Carolina Railroad Company line in 1854 provided the means for Durham's agricultural and manufactured products to reach both ends of the State. A steady growth in population and buildings in the area accompanied the railroad. By 1860, an academy, a hotel, stores, trade shops, saloons, and several tobacco factories were scattered in and around present-day downtown Durham. Farming was the primary use of the remainder of land adjacent to the business district, including the Morehead Hill neighborhood.

The Civil War curtailed any new growth temporarily, but the hamlet of Durham was already established and provided the foundation for future growth. Although Durham saw no direct military action during the Civil War, the end of that war can be credited for the remarkable growth that followed. The surrender at Bennett's Farm (west of Durham) of the North Carolina troops brought numerous Union and Confederate soldiers to the hamlet. J.P. Green's tobacco factory, previously built and owned by R.F. Morris and located on land purchased from Dr. Durham, provided a diversion for the numerous troops waiting for the terms of surrender to be negotiated. The soldiers returning home spread the word about the quality tobacco they found in Durham. Soon, tobacco orders came to J.P. Green from all over the reunited nation, and the growth of his company set the stage for Durham's development as a major agricultural and manufacturing town.

During the post-Civil War years, the people who would shape the future of the City opened businesses and built their homes in Durham. Durham was incorporated in 1869, and the years that followed

brought phenomenal growth to the City. It was also at this time that the neighborhood began as one of the earliest Durham suburbs. New factories, commercial enterprises and public institutions began to supply the demands of the stream of new residents. The population of Durham sprang from 200 in 1869 to 2,000 in 1880 and doubled to 4,000 in 1890.

The following text is the history section from the National Register nomination for the Morehead Hill Historic District.

The Morehead Hill Historic District is a complex and varied collection of housing important both for its architecture and for the unique way in which it developed as one of Durham's first suburbs. Its initial development was strongly affected by early landowners, the Proctors and William Gaston Vickers. The Proctor heirs' disposition of their undeveloped land at the north end of the district was a classic reaction to the new trolley line, evident today in the array of popular house types by Durham's growing middle class. By contrast, elsewhere in the district William Gaston Vickers sold parcels of his farm for residential development over a period of five decades, beginning in the 1870's. Among his first buyers were two of Durham's most influential businessmen, banker Eugene Morehead, after whom the neighborhood is named, and industrialist George W. Watts. They purchased several tracts, established the area's exclusive reputation with their adjoining estates, and helped to induce numerous family members and business associates to build their houses nearby. Often construction necessitated removal of an older sound but no longer stylish house to another lot in the vicinity, a common practice unique in its frequency to the Morehead Hill Historic District.

The Morehead Hill District is among Durham's most notable areas due to its pattern of development that yielded a significant concentration of distinctive architecture. Although the entire district today is considered the major portion of the Morehead Hill neighborhood, only the area south of Yancey Street and east of Shepherd Street has been called Morehead Hill from the time of its initial development around 1880. The district's northern reaches originally were considered part of the neighborhood of West End. All of the district, except Arnette Avenue and the 600 and 700 blocks of Shepherd Street, were considered part of Morehead Hill by the 1910's when the neighborhood had become the most fashionable in Durham. West End and Morehead Hill both emerged from farmland, but their evolution followed different patterns, evident today in the district's wide variety of lot sizes and architectural styles. Wealthy businessmen desiring fashionable homes, the steady growth of a middle class, real estate speculation, and the advent of an efficient public transportation system, all indicative of Durham's booming industrial-based economy, are important aspects of the history of the Morehead Hill District.

During the 1870's when Durham was transformed from a regional market center with a population of 200 to a hub of North Carolina's tobacco industry with 2,000 residents, the district remained farmland. Until at least the mid-1870's, Sterling Proctor owned all of the land in the district north of Parker Street (1) William Gaston Vickers

owned the land east of Vickers Avenue and may already have acquired tracts to the west, south of Parker Street, which he certainly owned by the mid-1890's (2). It is not certain how much, if any, of the two farms were under cultivation; a good deal of the Vickers property was woodland called "Vickers Woods" into the 1900's (3). Little is known of Proctor, who owned land throughout Durham and its environment. He lived on either his property in the district or an adjacent site; there is no record of his house. When he died some time between 1877 and 1881, he left his land in southwest Durham to his four sons and one of his six daughters, Ella Proctor Vickers, who inherited the acreage at the north end of the district (4). In contrast, Vickers maintained a high profile that is remembered to this day. In addition to teaching school in Durham for more than thirty years, serving as the first superintendent for the Durham County school system, and actively investing in real estate, he helped raise his family of more than twenty children (5).

It was during the 1870's that Durham's first fashionable neighborhoods of large and decorative houses emerged. Just beyond the town's business and industrial district, the West End neighborhood was focused on West Chapel Hill Street where the area's finest houses were built by such business and civic leaders as W.T. Blackwell, Benjamin N. Duke, and other tobaccoists, many associated with the business interests of the Dukes. As Durham continued to prosper into the late 1870's, the demand for prime residential building lots increased.

Vickers' land bordered by Lee Street (now S. Duke Street), south of West End and overlooking pastures and industrial and residential areas to the east, attracted the attention of some ambitious newcomers. In 1879, Vickers sold the tract bounded by the town's west corporation line and Lee, Proctor and Morehead Streets to George W. Watts and Eugene Morehead, affluent businessmen who had moved to Durham the previous year (6). Watts was a partner in the newly incorporated W. Duke Sons & Company and Morehead had established Durham's first bank, the Morehead Banking Company, within six months of his arrival (7).

Prior to 1881, Morehead and Watts built similar Queen Anne style houses for themselves side by side, set far back from Lee Street (8). The area soon became known as Morehead Hill for Morehead's house, which was at the highest elevation at this corner of town. Watts had his house moved in the late 1890's to the east side of Lee Street (where it served as Calvert School and its successor, Durham Academy, from 1937 to 1968 when it was razed to provide room for an apartment tower). In its place, he had Durham contractor C.H. Norton build the Chateausque style Harwood Hall, a brick and stone mansion complete with turrets and several panels of carved terra cotta (9). Morehead died prior to 1895, and by 1913 his son, J.L. Morehead, had replaced the circa 1880 house with a large early Colonial Revival style dwelling named Blandwood (10). Moving or dismantling houses for redevelopment of property was to remain an important element in the district's evolution through the 1920's. While this practice was not uncommon in Durham during the late nineteenth and early twentieth centuries, its frequency in Morehead Hill became a unique feature of its development. Blue Cross Blue Shield

of North Carolina demolished the Blandwood and Harwood Hall in the early 1960's.

Due to the distinction of its initial development and its removal from the hustle and bustle of downtown Durham, Morehead Hill quickly acquired an air of exclusivity that helped attract other prominent businessmen to the area. Undoubtedly it was their recognition of the area's appeal that had prompted Morehead and Watts to purchase two adjacent tracts on the north side of Morehead Avenue in 1880, enabling them to exert some control over the development of their neighborhood while engaging in real estate speculation (11). They divided this land into three building lots, which they sold to other successful Durhamites who built large Queen Anne style houses on them by 1891 (12). In the meantime, Morehead also purchased most of the remaining land in that block (13). Morehead and Watts' initial real estate transaction in Morehead Hill set the primary pattern for the development of the south end of the district well into the 1920's. Sizable tracts continued to be accumulated by individuals who built their own distinctive houses on them and later deeded portions of their property, usually to business associates or relatives, for further development with fashionable dwellings.

The next major tract to be developed in the Morehead Hill District is immediately south of Watts and Morehead's house lots. In 1884, Vickers sold 2.25 acres in the block bounded by W. Proctor Street on the north and Lee Street on the east to Rudolph G. Lea, a tobacconist from Alamance County (14). Lea, who recently had established a warehouse on Watkins Street at the north edge of downtown Durham, built his large two story frame house on the side of his property close to Proctor Street (15). In 1892, Lea sold his house to Clara and Lewis A. Carr of Baltimore, Maryland, who also bought additional land next to the house lot from Vickers (16). Carr (no relation to Julian S. Carr) was secretary-treasurer and general manager of the Durham Fertilizer Company (now Virginia-Carolina Chemical Company) and his wife was the sister of George W. Watts. Lea sold Watts the undeveloped lots on the east side of South Duke Street that he had purchased from Vickers (17).

Scattered development occurred in other portions of the district during the 1890's on a more modest scale than that initiated by Watts and Morehead. Vickers began selling his land in the 800 block of Vickers Avenue as building lots, and at least one of the buyers, plasterer Fred J. Houlton, built a house for himself, at 806 Vickers Avenue (18). Vickers gave the block bounded by Vickers Avenue, Morehead Avenue, Shepherd Street and Parker Street to his daughter Melissa and her husband, W.H. "Bud" Berry, a contractor who built their house at 914 Vickers Avenue (19). Members of the Shepherd family acquired land at the southwest corner of the district, including both sides of the 900 block of W. Proctor Street where they built four houses prior to 1915 (20). There is no indication that any houses were constructed at the north end of the district on the land inherited by Ella Proctor Vickers.

2. 1900 to the Present

Although there were many transfers of land in the district, development proceeded at a rather slow pace until 1902 when an efficient trolley system was established with a main line through West End along West Chapel Hill Street. The steady rise in population that necessitated the system also was increasing the demand for residential building lots. With the accessibility to jobs and shopping afforded by the new system, the land at Durham's outskirts suddenly became much more attractive to the city's growing middle and upper-middle classes. Before long, West End and Morehead Hill were transformed into two of Durham's new streetcar suburbs.

Apparently, the increased value of land near the trolley lines prompted the action that led to the development of the north end of the district that was then considered part of West End. When Ella Proctor Vickers died childless at less than twenty-one years of age in 1891, her husband, W.D. Vickers, was granted a life estate in all of her land, which by this time totaled 22.9 acres west of Vickers Avenue between West Chapel Hill and Parker Streets. In 1902, W.D. Vickers had the land divided into eleven lots and petitioned Durham County Superior Court for a fee simple deed for the two lots totaling one acre on West Chapel Hill Street in lieu of the life interest in the total acreage. The court granted his request and appointed two commissioners to "subdivide the land into convenient lots with convenient streets...and to offer the same at public auction." Within a year all eighty-five building lots platted by the commissioners' surveyor were sold for a total of more than \$20,000 that was distributed among Ella Proctor Vickers' dozens of heirs (21). Several investors purchased five or more lots apiece most of which they re-sold individually for private development prior to 1910 (22). At least one of the investors, J.B. Christian, retained some of his lots for family members (23).

Concurrent with the sale of the Proctor land, William Gaston Vickers also was profiting from his holdings in the area. Unlike the other major landholders near the trolley lines, however, he put only some of his lots on the market, such as those at the west edge of the district, and proceeded to develop much of his land himself with rental houses instead of selling it all as building lots. Although his more than two dozen rental houses were all standard popular one-story house types, they were moderately sized and well built with corbelled chimney stacks and decorative millwork targeted for Durham's middle class, in comparison to the small and simple dwellings built by the block for factory workers. Vickers built most of these houses at the edges of Morehead Hill (24). Many were destroyed around 1970 for the East-West Expressway that defines the northeast boundary of the district; his only rental house in the district is at 708 Parker Street.

The building of lavish houses in Morehead Hill resumed in 1910 when attorney, banker and philanthropist John Sprunt Hill began his opulent Spanish Colonial Revival style house on the property at 900 South Duke Street, formerly owned by R.G. Lea and L.A. Carr. Hill had married Laura Valinda Watts, the only child of George W. Watts, in

1894. He followed in his father-in-law's footsteps as one of Durham's most astute businessmen of the first half of the twentieth century, including among his many achievements the founding of Home Savings Bank, the forerunner of Central Carolina Bank & Trust Company. After the Hills moved to Durham from New York City in 1903, they began looking for property on which to build a house (25). After L.A. Carr, Mrs. Hill's uncle, died in 1909, his children sold their interests in the house lot and adjoining land to the Hills (26). The property was ideally situated, removed from the increasingly congested downtown and next door to Mrs. Hill's father, who encouraged their acquisition of the site. The new owners had Carr's house dismantled and the materials sold for construction of three houses on South Mangum Street (no longer standing) (27). The Hills located their new house in the middle of the block, and instead of putting their outbuildings in the rear of the yard, they placed them in a separate block to the south, which they soon developed as a private park of formal and informal gardens.

The Hill House (NR) was the most impressive house to be built in Durham since the 1880's and as such symbolized the enduring, indeed steadily increasing, prosperity of the city's businesses. It appears that the Hill's new house also may have heightened the neighborhood's appeal. Morehead Hill has been considered to be exclusive since its initial development by Watts and Morehead, by now it became the most popular fashionable neighborhood in the city, supplanting Durham's first elite neighborhood closer to the downtown. In fact, among the laborers living to the west, it became known as "Swellton Heights" (29).

During the early 1910's, some of Durham's most prominent citizens followed the Hill's lead, most of them building on the choice large tracts along Vickers Avenue that the major landowners had wisely refrained from marketing earlier. As the Hill House was being completed, businessman James Edward Stagg began another mansion, the Chateausque style Greystone (NR) on the large parcel at the corner of Morehead and Vickers Avenues that Eugene Morehead had purchased from William Gaston Vickers in the 1880's. Stagg was executive secretary to Benjamin N. Duke, vice president and general manager of the Durham and Southern Railway, and a director of the Erwin Cotton Mills, the Pearl Cotton Mills and the Fidelity Bank.

Vickers also had retained several acres along Vickers Avenue. According to Vickers' son, the educator and real estate speculator had anticipated that this property on high, level ground south of Morehead Avenue would increase in value as Durham grew (30). About the same time that Greystone was being built, attorney Victor S. Bryant bought the block bounded by Morehead Avenue, Vickers Avenue, W. Proctor and Shepherd Streets where he built his spacious early Colonial Revival style house facing Morehead Avenue, diagonally across the street from Greystone. In the back yard, he built a separate one-story house for his servants and on West Proctor Street he constructed a barn for his ponies and livestock (31). The block immediately south of Bryant's property was purchased by Howard A. Foushee, another prominent attorney (32). Although the topography of this parcel was the least desirable of those

sold by Vickers in the 1910's, Foushee converted it to an asset by siting his enormous brick-veneered house at the level northeast corner and grading the uneven, gullied southeast corner as the terraces for which he named his house.

Throughout the 1910's and into the 1920's, construction of stylish houses continued in Morehead Hill. When the supply of the neighborhood's large building lots no longer met the demand, Melissa Vickers Berry and her husband demonstrated the same sort of business acumen as her father. In the mid-1910's they moved their house to the opposite corner of their property on Parker Street so that they could sell the more desirable and valuable lot at the northwest corner of Vickers and Morehead Avenues, to tobacco industry executive James S. Cobb (33). Cobb's elegant Colonial Revival style house was complemented by houses in the same mode built for department store owner R.L. Baldwin and architect Yancey Milburn in the late 1910's and early 1920's (34). Mrs. Berry gave the large lot at the corner of Morehead Avenue and Shepherd Street to her daughter and son-in-law, Mr. and Mrs. William B. Kiker, who built the Kiker-Hobgood House there (35). At the east edge of the district, George W. Watts gave one of the lots across from the Hill House that he had purchased from R.G. Lea in 1892 to his niece, Ethel Carr Lipscomb, a daughter of L.A. Carr, and her husband, John M. Lipscomb, in 1914 for "100 dollars and other good and valuable considerations" (36).

Over the next several years, other residents of Morehead Hill would deed parcels to family members. Another instance of house moving for redevelopment occurred in the district in the late 1910's when the widow of James Edward Stagg had the house at 901 Vickers Avenue just behind Greystone moved to 914 Shepherd Street so that she could build a bungalow next door for her daughter and her new husband, Mr. and Mrs. J.L. Hackney. In the 1920's, Victor S. Bryant gave approximately one-half of his block to his son and namesake, who built his large house on the lot at 1002 Vickers Avenue. As late as circa 1950, Mrs. Howard A. Foushee gave her daughter and son-in-law, Dr. and Mrs. Hunter Sweaney, the large lot at 1009 Vickers Avenue that she and her husband had bought several years earlier; in 1952 the Sweaney's built their house, a near replica of a house in Williamsburg, Virginia, on the lot (37).

An interesting aspect of the Morehead Hill Historic District is the network of family and business relationships of many of its residents, particularly their associations with the Dukes and their business empire. Since the 1870's, the west end of Durham was considered the territory of the Dukes, who built their factories and homes and otherwise invested in a great deal of real estate on this side of town. Only a few blocks separated Benjamin N. Duke's Queen Anne style mansion at the corner of West Chapel Hill Street and South Duke Street from his partner Watts' Harwood Hall. With the construction of Greystone, followed by the Cobb-Toms House, Morehead Hill became an enclave of Duke associates. Stagg was Benjamin N. Duke's executive secretary and served as a director of several companies controlled by the Dukes and

Watts. He also was related to Duke as a grand nephew of Duke's father, Washington Duke; Stagg's wife, Mary Washington Lyon, was Washington Duke's granddaughter (39). James S. Cobb was a vice president of The American Tobacco Company trust and later of Liggett & Myers Tobacco Company.

The relationships among Morehead Hill's leading families were symbolized by their architecture as well as their purchase of property close to each other. For his new house on South Duke Street, John Sprunt Hill selected the Boston architectural firm of Kendall and Taylor, which recently had completed the design for the new Watts Hospital, donated by George W. Watts (40). When Stagg bought his Morehead Hill property and Benjamin N. Duke decided to replace his late 1870's Queen Anne style mansion, shortly after they returned together from New York City to Durham, both men commissioned Charlotte, North Carolina architect C.C. Hook to design their new houses. Hook had been designing buildings with which the Dukes were associated since the late 1890's, including several at Trinity College. Later he designed James B. Duke's house in Charlotte, North Carolina. For Benjamin Duke and Stagg, his designs for the very similar Four Acres and Greystone were updated, more academic renditions of the same Chateausque style Watts had selected for Harwood Hall (41). When James S. Cobb decided to build his house across from Greystone, he, too, commissioned Hook (42). The contractor for all three houses, as well as the Bryant House and Duke Memorial Methodist Church (a few blocks to the north), was Norman Underwood.

While architect designed houses were going up throughout Morehead Hill proper, the narrow lots platted from the Proctor land at the north end of the district were becoming densely developed with popular builders' houses. Considered part of West End early in the century, the area was populated primarily by merchants and artisans (43). Long-time Durham resident William Coman, who grew up at 702 Shepherd Street, recalls that proximity to schools and jobs was a major attraction of the area. Most of the men walked to work, and those who did not took the trolley. Morehead School was a few blocks to the east and several neighborhood shops were located nearby on West Chapel Hill Street. Also on West Chapel Hill Street, at the corner of Shepherd Street, Temple Baptist Church, formerly the Second Baptist Church, was a forceful presence in the community, including in its congregation a great many of the residents of this end of the district (44). (The church and its immediate surroundings are excluded from the district due to their orientation toward the greatly altered commercial area of West Chapel Hill Street and the incompatible 1950's Colonial Revival style of the replacement church building).

It is fitting that William Gaston Vickers' home place was the last block in the district to be platted as residential lots. After Vickers' death in the 1924, his house and outbuildings were removed and the property was divided into six building lots, only two of which were built upon prior to 1940 (45). The construction of houses on the remaining four lots

during the 1950's and 1960's reflects the enduring popularity of Morehead Hill in spite of the proliferation of newer fashionable suburbs.

As one of Durham's earliest suburbs, Morehead Hill gradually came to be considered part of the city proper, as Durham grew outward with rings of suburbs. Nevertheless, many of the people who built Morehead Hill remained, and several were succeeded by their children. Deterioration typical of older inner city neighborhoods was minimal as late as the 1960's, and it was restricted to the district's densest, north end of smaller houses that had become unfashionable and likely to be sold as their long-time residents opted for more up-to-date housing. Since then, the entire district's quiet residential atmosphere has been affected by thoroughfare patterns and zoning, as well as continued deterioration at its fringes. The construction of the East-West Expressway through the northern end of the Morehead Hill neighborhood exerted the most severe impact upon the area. In the district itself, some of the larger houses along Vickers Avenue and South Duke Street, now paired one-way thoroughfares, have been converted to office and institutional uses. In recent years, however, residents have formed a neighborhood association that is taking an active role in directing the future of the district. Due to the sensitivity of conversions, careful maintenance of key properties, and perseverance of many long-time residents, the Morehead Hill Historic District has retained something of the aura of elegance that characterized its heyday during the first five decades of this century. At its north end, the houses have regained their popularity and many are being restored.

This ends the text from the National Register nomination (footnotes are at end of document).

The Morehead Hill Neighborhood Association has worked with the Durham City-County Planning Department and appointed citizen review boards to prepare a neighborhood plan (*Southwest Central Plan* - December, 1986) that identifies goals and objectives for its growth, preservation, protection and enhancement. Out of this effort, the neighborhood worked with the Planning staff to begin the process to consider local district designation in the mid 1990's. The neighborhood association ultimately submitted a valid petition to request local district designation which has resulted in the creation of this preservation plan.

B. Boundary Description

The Morehead Hill Historic District boundary (see Map 2) is based on the assessment of the historic fabric of the neighborhood and the National Register District. The local district boundaries extend beyond the National Register Historic District. These boundaries are generally, the back property lines of Duke Street north to the south side of the expressway west to the south side of Chapel Hill Street to the back property lines on the west side of Arnette Avenue south to a portion of Wells Street and east to both sides of Vickers Avenue and then north to Lakewood Avenue and east to Duke Street. The following 299 parcels, referenced by tax map numbers, are located within the boundaries of the Morehead Hill Historic District.

Morehead Hill Historic District Preservation Plan

| | | | |
|------------|-------------|-------------|-------------|
| 150-07-007 | 155-06-015 | 156-02-023 | 157-06-005A |
| 150-07-008 | 155-06-016 | 156-02-025 | 157-06-006 |
| 150-07-009 | 155-06-017 | 156-03-003 | 157-06-007 |
| 150-07-010 | 155-10-003 | 156-03-010 | 157-07-001 |
| 150-07-011 | 155-10-004 | 156-03-011 | 157-07-002 |
| 150-07-012 | 155-10-005 | 156-03-012 | 157-08-001 |
| | 155-10-006 | 156-03-013 | 157-08-002 |
| 155-04-004 | 155-10-007 | 156-03-014 | 157-08-003 |
| 155-04-005 | 155-10-008 | 156-03-015 | 157-08-004 |
| 155-04-006 | 155-11-001 | | 157-08-005 |
| 155-04-007 | 155-11-002 | 157-02-001 | 157-08-006 |
| 155-04-008 | 155-11-003 | 157-02-002 | 157-08-007 |
| 155-04-009 | 155-11-004 | 157-02-003 | 157-08-008 |
| 155-04-010 | 155-11-005 | 157-02-004 | 157-08-007 |
| 155-04-011 | 155-11-006 | 157-02-005 | 157-08-008 |
| 155-04-012 | 155-11-007 | 157-02-006 | 157-08-009 |
| 155-04-013 | 155-11-008 | 157-02-011 | 157-08-010 |
| 155-04-014 | 155-11-009 | 157-02-012 | 157-08-011 |
| 155-04-015 | 155-11-010 | 157-03-001 | |
| 155-05-001 | 155-11-011 | 157-03-002 | 158-01-008 |
| 155-05-002 | 155-11-012 | 157-03-003 | 158-01-009 |
| 155-05-003 | 155-11-013 | 157-03-004 | 158-01-010 |
| 155-05-004 | 155-11-014 | 157-03-004A | 158-01-011 |
| 155-05-005 | 155-11-015 | 157-03-005 | 158-01-012 |
| 155-05-006 | 155-12-001 | 157-03-006 | 158-01-013 |
| 155-05-007 | 155-12-002 | 157-03-007 | 158-01-014 |
| 155-05-008 | 155-12-003 | 157-03-008 | 158-06-009 |
| 155-05-009 | 155-12-004 | 157-03-009 | 158-06-010 |
| 155-05-010 | 155-12-005 | 157-03-010 | 158-06-010A |
| 155-05-011 | 155-12-006 | 157-04-001 | 158-06-011 |
| 155-05-012 | 155-12-006A | 157-04-002 | 158-06-012 |
| 155-05-013 | 155-12-007 | 157-04-003 | 158-06-013 |
| 155-05-014 | 155-12-008 | 157-04-004 | |
| 155-05-015 | 155-12-009 | 157-04-004A | 159-01-001 |
| 155-05-016 | 155-12-007 | 157-04-004B | 159-01-002 |
| 155-05-017 | 155-12-008 | 157-04-005 | 159-01-003 |
| 155-05-018 | 155-12-009 | 157-04-006 | 159-01-004 |
| 155-05-019 | 155-12-010 | 157-04-007 | 159-02-001 |
| 155-06-001 | 155-12-011 | 157-04-008 | 159-03-001 |
| 155-06-005 | | 157-04-009 | 159-03-002 |
| 155-06-006 | 156-02-012 | 157-04-010 | 159-03-003 |
| 155-06-007 | 156-02-013 | 157-04-011 | 159-03-004 |
| 155-06-008 | 156-02-014 | 157-04-012 | 159-03-005 |
| 155-06-009 | 156-02-015 | 157-06-001 | 159-03-006 |
| 155-06-010 | 156-02-016 | 157-06-002 | 159-04-001 |
| 155-06-011 | 156-02-017 | 157-06-003 | 159-05-001 |
| 155-06-012 | 156-02-018 | 157-06-003A | 159-05-002 |
| 155-06-013 | 156-02-019 | 157-06-004 | 159-05-003 |
| 155-06-014 | 156-02-022 | 157-06-005 | 159-05-004 |

Morehead Hill Historic District Preservation Plan

| | | | |
|-------------|-------------|-------------|-------------|
| 159-05-005 | 159-09-003 | 160-04-013A | 162-04-010 |
| 159-05-006 | 159-09-003A | 160-04-013B | 162-04-011 |
| 159-05-007 | 159-09-003B | 160-04-013C | 162-04-012 |
| 159-06-001 | 159-09-003C | 160-04-014 | 162-04-013 |
| 159-06-002 | 159-09-004 | 160-04-015 | 162-04-014 |
| 159-06-003 | 159-09-005 | 160-04-016 | 162-04-015 |
| 159-06-004 | 159-09-006 | | 162-05-001 |
| 159-06-005 | 159-09-007 | 162-03-001 | 162-05-002 |
| 159-06-006 | 159-09-008 | 162-03-002 | 162-05-003 |
| 159-06-007 | 159-09-009 | 162-03-003 | 162-05-004 |
| 159-06-008 | 159-09-010 | 162-03-004 | 162-05-005 |
| 159-06-009 | 159-09-011 | 162-03-006 | 162-05-007 |
| 159-07-001 | 159-09-012 | 162-03-007 | 162-05-008 |
| 159-07-002 | 159-10-001 | 162-03-008 | 162-05-008A |
| 159-08-001 | | 162-03-009 | 162-05-009 |
| 159-08-001A | 160-01-008 | 162-03-010 | 162-05-010 |
| 159-08-002 | 160-01-012 | 162-03-011 | 162-05-011 |
| 159-08-003 | 160-01-013 | 162-03-012 | 162-05-012 |
| 159-08-004 | 160-01-014 | 162-03-013 | 162-05-013 |
| 159-08-005 | 160-01-015 | 162-03-014 | 162-05-014 |
| 159-08-006 | 160-01-016 | 162-03-015 | 162-05-015 |
| 159-08-007 | 160-04-005 | 162-04-001 | 162-05-016 |
| 159-08-008 | 160-04-006A | 162-04-002 | 162-05-017 |
| 159-08-009 | 160-04-007 | 162-04-003 | 162-07-003 |
| 159-08-010 | 160-04-008 | 162-04-004 | 162-07-004 |
| 159-09-001 | 160-04-009 | 162-04-005 | 162-07-005 |
| 159-09-001A | 160-04-010 | 162-04-006 | 162-07-006 |
| 159-09-001B | 160-04-011 | 162-04-007 | 162-07-007 |
| 159-09-002 | 160-04-012 | 162-04-008 | |
| 159-09-002A | 160-04-013 | 162-04-009 | |

C. *Historic Inventory and Analysis*

In early 2000, the Durham City-County Planning Department completed a survey and inventory of the Morehead Hill neighborhood. A study area was designated which included the National Register district boundaries, other properties and the surrounding lots. An inventory data form was completed for each property, including historical, architectural, and landscape information. Photographs were also taken of the properties in the neighborhood.

The survey information was used to analyze the attributes and needs of the historic area and to establish the final boundaries of the local Historic District. This section of the Preservation Plan addresses the existing conditions which make up the Morehead Hill Historic District. The section is divided into six subsections: Criteria, Significance, Building Conditions, Architectural Styles, Landscaping and Signage, and Present Zoning.

3. Criteria

It is important to establish clear criteria for judging both the significance and condition of structures within the Morehead Hill Historic District. The following terms are used in this Preservation Plan to measure each property's historical significance and condition. Further architectural terms are defined in the Principles and Review Criteria section. The following significance terms are based on historical, architectural or cultural merit:

| | |
|-----------------------------|--|
| “P” Pivotal: | Those properties which are unique or best examples of the qualities that make up the district. |
| “C” Contributing: | Those properties which contribute to or support the qualities that make up the district. |
| “N” Non-Contributing | Those properties which do not contribute to the District; however, these properties may do so in the future with alterations or age. |
| “I” Intrusive: | Those properties which have a negative impact on the integrity of the district. |

The following terms relate to the physical condition of the properties:

| | |
|-----------------------|---|
| “E” Excellent: | Those properties that exhibit outstanding visual and structural condition. |
| “S” Sound: | Those properties which exhibit good visual and structural condition (may need minor cosmetic repairs or maintenance). |

**“M” Marginally
Deteriorated:**

Those properties which exhibit fair or poor visual and/or structural condition (may need moderate repairs and maintenance).

The list in Figure 1 includes all of the existing primary structures that are located in the local district boundaries. The geographical distribution of historic significance and building conditions are shown on Maps 3 and 4.

The Secretary of the Interior's "Standards for Rehabilitation" includes the following basic guidelines which provide the criteria by which the Historic District Commission will review projects for Certificates of Appropriateness.

Figure 1, Morehead Hill Property Data

| Property | Date | Significance | Condition |
|-----------------------|----------|--------------|-----------|
| Arnette Avenue | | | |
| 608 | 1900 ca. | C | S |
| 610 | 1900 ca. | C | S |
| 612 | 1900 ca. | C | S |
| 614 | 1900 ca. | C | S |
| 616 | 1900 ca. | C | S |
| 618 | 1900 ca. | C | M |
| 605 | VACANT | | |
| 607 | VACANT | | |
| 609 | VACANT | | |
| 611 | VACANT | | |
| 615 | 1900 ca. | C | S |
| 617 | 1905 ca. | C | S |
| 707 | 1940 ca. | C | S |
| 709 | 1920 ca. | C | S |
| 711 | 1910 ca. | C | S |
| 713 | 1900 ca. | C | S |
| 715 | 1925 ca. | C | S |
| 708 | 1910 ca. | C | S |
| 710-12 | 1955 ca. | N | S |
| 714 | 1910 ca. | C | S |
| 716 | 1910 ca. | C | S |
| 718 | 1900 ca. | C | S |
| 722 | 1910 ca. | C | S |
| 802 | 1990's | I | S |
| 814 | 1990's | I | S |
| 816 | 1915 ca. | C | S |
| 811 | 1990 ca. | I | S |
| 813-15 | 1990 | I | S |
| 817-19 | 1990 | I | S |
| VACANT | | | |
| 902 | 1930 ca. | C | S |
| 904 | 1955 ca. | N | S |
| 906 | 1960 | N | S |
| 908 | 1910 ca. | C | S |
| 910 | 1920 ca. | C | S |
| 912 | 1930 ca. | C | S |

Morehead Hill Historic District Preservation Plan

| | | | |
|-----------------------|----------|---|---|
| VACANT | | | |
| 907 | 1955 | N | S |
| 909 | 1940 ca. | C | S |
| 911 | 1940 ca. | C | S |
| 913 | 1955 | N | S |
| 915 | 1955 | N | S |
| 1001-1003 | VACANT | | |
| 1005 | 1935 | C | S |
| 1007 | 1940 | C | S |
| 1009-1011 | 1955 ca. | N | S |
| 1013 | 1955 ca. | N | S |
| 1015 | 1920 ca. | C | S |
| 1000 | 1927 ca. | C | S |
| 1002 | 1950 ca. | N | S |
| 1004 | 1950 ca. | N | S |
| 1006 | 1940 ca. | C | S |
| 1008 | 1940 ca. | C | S |
| 1010 | 1940 ca. | C | S |
| 1012 | 1940 ca. | C | S |
| 1100 | VACANT | | |
| 1102 | 1970 ca. | I | S |
| 1104 | 1905 ca. | C | S |
| 1106 | 1955 ca. | N | S |
| 1110 | 1950 ca. | N | S |
| 1112 | 1955 | N | S |
| 1109 | 1960 ca. | N | S |
| 1202-1204 | 1960 ca. | N | S |
| 1206 | 1935 ca. | C | S |
| 1208 | 1935 ca. | C | S |
| 1212 | 1925 ca. | C | S |
| 1214 | 1935 ca. | C | S |
| 1218 | Vacant | | |
| 1220 | Vacant | | |
| 1222 | 1930 | C | S |
| 1308 | 1955 ca. | N | S |
| 1320 | 1960 ca. | N | S |
| 1322 | 1950 ca. | C | S |
| 1301 | 1945 ca. | C | S |
| 1303 | 1935 ca. | C | S |
| 1305 | VACANT | C | S |
| 1307 | 1935 ca. | C | S |
| 1311 | 1960 ca. | N | S |
| 1317 | 1950 ca. | C | S |
| 1319 | 1925 ca. | C | S |
| 1321 | 1970 ca. | C | S |
| 1925 | 1940 ca. | C | S |
| W. Cobb Street | | | |
| 701 | 1970's | N | S |
| 705 | | N | S |
| 709 | 1990 | N | S |
| 702 | 1931 | C | S |
| 909 | 1965 | N | S |
| Duke Street | | | |
| 708 S | 1970 | I | S |
| 900 | 1911 | P | E |

Morehead Hill Historic District Preservation Plan

| | | | |
|------------------------|----------|---|---|
| 901 | 1970 ca. | I | S |
| 903 | 1915 | P | S |
| 909 | 1926-27 | P | S |
| 911 | 1914 | P | S |
| 1001 | 1955 ca. | N | S |
| 1003 | 1955 ca. | N | S |
| 1005 | 1955 ca. | N | S |
| 1007 | 1955 ca. | N | S |
| 1009 | 1955 ca. | N | S |
| 1011 | 1955 ca. | N | S |
| 1013 | 1955 ca. | N | S |
| 1015 | 1955 ca. | N | S |
| 1917 | 1955 ca. | N | S |
| Hill Street | | | |
| 1102 | 1960 ca. | N | S |
| 1106 | 1955 ca. | N | S |
| 1206 | 1990 | I | S |
| 1212 | 1960's | N | S |
| 1220 | 1960 ca. | N | S |
| Jackson Street | | | |
| 804 | 1910 ca. | C | S |
| 806 | 1910 ca. | C | S |
| 805 | 1910 ca. | C | S |
| 809 | 1910 ca. | C | S |
| 811 | 1910 ca. | C | S |
| 901 | 1905 ca. | C | S |
| Lakewood Avenue | | | |
| 700 | VACANT | | |
| Morehead Avenue | | | |
| 502 | VACANT | | |
| 506 | Vacant | | |
| 512 | Vacant | | |
| 518 | Vacant | | |
| 618 | 1911 | P | E |
| 613 | Vacant | | |
| 614 | Vacant | | |
| 617 | 1920 ca. | C | E |
| 619 | VACANT | | |
| 707 | 1915 ca. | P | E |
| 710 | 1914 | C | E |
| Parker Street | | | |
| 614 | 1920 ca. | C | S |
| 616 | 1920 ca. | C | S |
| 709 | 1894 | C | S |
| 711 | 1895 | C | S |
| 713 | 1890 | C | S |
| 708 | 1920 ca. | C | S |
| 710 | 1915 ca. | C | S |
| 712 | 1955 | N | S |
| 807 | 1915 ca. | C | S |
| 809 | 1910 | C | S |
| 811 | 1915 ca. | C | S |
| 802 | 1955 | N | S |
| 806 | 1910 | C | S |
| 808 | 1910 | C | S |

| Proctor Street | | | |
|-----------------|----------|----|---|
| 700 | VACANT | | |
| 809 | 1910 ca. | C | S |
| 800 | 1962 | NC | S |
| 903 | 1911 | C | S |
| 907 | 1900 ca. | C | S |
| 909 | 1913 | C | S |
| Shepherd Street | | | |
| 612 | VACANT | | |
| 614 | 1913 | C | S |
| 616 | 1915 ca. | C | S |
| 618 | 1913 | C | S |
| 702 | 1920 ca. | C | S |
| 704 | 1910 ca. | C | S |
| 710 | 1918 | C | S |
| 714 | 1918 ca. | C | S |
| 716 | 1912 | C | S |
| 718 | 1918 ca. | C | S |
| 720 | 1910 ca. | C | S |
| 722 | 1900 ca. | C | S |
| 701 | Vacant | | |
| 703 | 1920 ca. | C | S |
| 705 | 1915 ca. | C | S |
| 707 | 1915 ca. | C | S |
| 709 | 1905 ca. | C | S |
| 713 | 1900 ca. | C | S |
| 715 | 1910 ca. | C | S |
| 717 | 1910 ca. | C | S |
| 719 | 1950 ca. | C | S |
| 806 | 1965 ca. | I | S |
| 808 | 1930 ca. | C | S |
| 807 | 1900 ca. | C | S |
| 809 | 1900 ca. | C | S |
| 811 | 1900 ca. | C | S |
| 900-02 | 1920 ca. | C | S |
| 904 | 1920 ca. | C | S |
| 906 | 1900 ca. | C | S |
| 908 | 1910 ca. | C | S |
| 912 | 1920 ca. | C | S |
| 914 | 1900 ca. | C | S |
| 903 | 1910 ca. | C | S |
| 905 | 1925 ca. | C | S |
| 907 | 1920 ca. | C | S |
| 1002 | 1920 ca. | C | S |
| 1004 | 1910 ca. | C | S |
| 1006 | 1920 ca. | C | S |
| 1012 | 1920 ca. | C | S |
| 1014 | 1911 ca. | C | S |
| 1013 | 1987 | N | S |
| 1108 | 1960 ca. | N | S |
| 1110 | 1945 ca. | C | S |
| 1201 | 1960 ca. | N | S |
| 1203 | 1960 ca. | N | S |
| 1205 | 1960 | N | S |
| 1209 | 1970 ca. | I | S |

Morehead Hill Historic District Preservation Plan

| | | | |
|-----------------------|----------|---|---|
| 1213 | 1970 ca. | I | S |
| 1215 | 1990 ca. | I | S |
| 1219 | 1990 ca. | I | S |
| 1223 | Vacant | | |
| 1227 | 1960 | N | S |
| 1300 | 1960 ca. | N | S |
| 1302 | 1960 ca. | N | S |
| 1304 | 1960 ca. | N | S |
| 1310 | 1970 ca. | N | S |
| 1312 | 1960 ca. | N | S |
| 1314 | 1960 ca. | N | S |
| 1320 | 1970 ca. | N | S |
| 1301 | 1955 ca. | N | S |
| 1303 | 1960 ca. | N | S |
| 1305 | 1960 ca. | N | S |
| 1311 | 1960 ca. | N | S |
| 1315 | 1995 ca. | N | S |
| Vickers Avenue | | | |
| 720 | 1910 ca. | C | E |
| 802 | 1910 ca. | C | S |
| 804 | 1910 ca. | C | S |
| 806 | 1896 | C | S |
| 810 | 1900 ca. | C | S |
| 812-14 | 1900 | C | S |
| 803 | VACANT | | |
| 807 | Vacant | | |
| 811 | 1920 ca. | C | S |
| 813 | 1920 ca. | C | S |
| 902 | 1920 ca. | C | S |
| 904 | VACANT | | |
| 908 | 1922 | C | E |
| 914 | 1915 | P | E |
| 901 | 1918 ca. | C | S |
| 1012 | 1925-30 | C | S |
| 1005 | VACANT | | |
| 1007 | 1952 | N | S |
| 1101 | 1958 | N | S |
| 1107 | 1928 | C | S |
| 1109 | 1960 ca. | N | S |
| 1209 | 1960 ca. | N | S |
| 1219 | 1960 ca. | N | S |
| 1227 | 1950 | C | S |
| 1223 | 1960 ca. | N | S |
| 1202 | 1930 ca. | C | S |
| 1206 | 1930 ca. | C | S |
| 1208 | 1930 ca. | C | S |
| 1210 | 1930 ca. | C | S |
| 1212 | 1930 ca. | C | S |
| 1214 | 1930 ca. | C | S |
| 1216 | Vacant | | |
| 1218 | 1930 ca. | C | S |
| 1302 | 1940 ca. | C | S |
| 1304 | 1940 ca. | C | S |
| 1306 | 1960 ca. | N | S |
| 1308 | 1960 ca. | N | S |

Morehead Hill Historic District Preservation Plan

| | | | |
|----------------------|----------|---|---|
| 1310 | 1960 ca. | N | S |
| 1318 | Vacant | | |
| 1320 | 1960 ca. | N | S |
| 1322 | 1955 ca. | N | S |
| 1324 | 1955 ca. | N | S |
| 1301 | 1950 ca. | N | S |
| 1303 | 1950 ca. | N | S |
| 1307 | 1955 ca. | N | S |
| 1309 | 1948 ca. | N | S |
| 1311 | VACANT | | |
| 1313 | 1945 ca. | C | S |
| 1315 | 1945 ca. | C | S |
| 1317 | 1955 ca. | N | S |
| 1319 | 1955 ca. | N | S |
| 1321 | Vacant | | |
| 1323 | VACANT | | |
| 1402 | 1950 ca. | N | S |
| 1404 | 1950 ca. | N | S |
| 1406 | 1950 ca. | N | S |
| 1408 | 1950 ca. | N | S |
| 1410 | 1950 ca. | N | S |
| 1403 | 1945 ca. | C | S |
| 1405 | 1950 ca. | N | S |
| 1407 | 1945 ca. | C | S |
| Wells Street | | | |
| 808 | 1948 ca. | C | S |
| 904 | VACANT | | |
| 1000 | 1940 ca. | C | S |
| 1002 | 1945 ca. | C | S |
| 1004 | 1945 ca. | C | S |
| 1010 | 1945 ca. | C | S |
| 1012 | 1945 ca. | C | S |
| 1014 | 1930 ca. | C | S |
| 1016 | 1910 ca. | C | S |
| 1018 | Vacant | | |
| 1020 | 1945 ca. | C | S |
| 1022 | 1945 ca. | C | S |
| 1026 | 1910 ca. | C | S |
| Yancey Street | | | |
| 706 | 1910 ca. | C | S |
| 708 | 1905 ca. | C | S |
| 707 | 1905 ca. | C | S |
| 709 | 1980 | I | S |
| 711 | 1905 ca. | C | S |
| 804-6 | 1990 | I | S |
| 808-10 | 1990 | I | S |
| 812 | 1905 ca. | C | M |
| 814 | 1970 ca. | I | S |
| 801 | 1990 ca. | I | S |
| 805 | 1970 ca. | I | S |
| 809 | 1900 ca. | C | S |
| 811 | 1900 ca. | C | S |

Legend:

P = Pivotal, C = Contributing, N = Non-Contributing, I = Intrusive
 E = Excellent, S = Sound, MD = Marginally Deteriorated

4. Significance

Figure 1 and Map 3 show the dates and architectural significance of all the structures within the local historic district. These rankings and construction dates help to determine the existing historic fabric of the overall district. From the chart and map, we learn that the Morehead Hill Historic District contains 261 primary structures plus thirty-eight vacant sites. There are twenty intrusive structures and seventy-eight non-contributing buildings in the district. Seven pivotal and 156 contributing buildings make up the rest of the district. The historic significance of the District is further accentuated by the fact that nearly seventy percent of the primary structures were constructed between 1890 and 1950, and over fifty percent were constructed before 1925. While many of the properties have undergone major changes over the years (aluminum and vinyl siding, window alterations, etc.), the properties have retained a significant amount of their original character.

5. Building Conditions

Figure 1 and Map 4 also show the relative building conditions of all structures within the District. The building condition rankings are of major importance for the protection of a district's historic resources. Nearly all properties in the Morehead Hill Historic District are listed as sound or excellent which indicates generally good property maintenance. Although the neighborhood displays a great deal of care on the part of property owners, two homes are moderately deteriorated and several homes have been destroyed since the National Register listing. Also, a number of homes have received extensive alterations which have resulted in the loss or replacement of historic fabric. The local historic district status for this valuable area is being implemented to slow this deterioration and to protect this early Durham neighborhood.

6. Architectural Styles

The Morehead Hill Historic District displays an interesting mix of architectural styles. While no specific style is dominant in the district, certain trends are evident. Traditional house forms with applied neo-classical details are prevalent. Many of the earlier homes were two-story with hipped roofs and classically inspired detailing, for example. Other single story homes feature variations of gable roofs. The most interesting styles found in the neighborhood are those of the grandest homes. The Chateausque style of Stagg's "Greystone" and the Spanish Colonial Revival style of the Hill House are the most prominent. Tudor Revival and Colonial Revival styles are displayed along the 900 block of Duke Street. While a number of homes were later designed to reflect the styles of these earlier ones, an eclectic mix was a hallmark of the neighborhood. The Craftsman Style bungalow is also represented in the district, typical of most early neighborhoods in Durham. Two unusual round houses are found on South Duke Street from the post World War II era. Several other styles are spread throughout the neighborhood and these include Foursquare and Queen Anne. Figure 2 shows comparisons of some of these styles.

Even with diverse architecture, a number of similarities can be found among the existing structures. Over half of all structures in the district feature a gable roof in various configurations (see Figures 3 & 4). Nearly as many structures feature hip roofs. Some have combinations of flat hip and gable. Most homes feature an upper story dormer or attic gable which is often functional and decorative. The effect of these gables and dormers is to emphasize the roofs of the structures and accentuate the height of the structures. The structures range from one-story to three-stories in height. Most structures have prominent chimneys which make the buildings visually taller as well. These chimneys are often decorative brick and are placed either interior or exterior. The oldest homes feature decorative corbelled brick stacks.

Nearly all structures in the Morehead Hill Historic District include a porch on the main facade, either covered or uncovered. Most of the earliest structures include a full-facade or wrap-around covered porch which was often engaged. The porches on later homes, particularly the Bungalows, were also near full-facade and featured prominent plinths and other details to make the porches the most prominent design element of the structure. The *porte cochere* is a feature on a number of the homes and is usually incorporated into wrap-around porch. Most porches feature wooden details; however, the more prominent homes exhibit handsome brick and stone details. Tapered, box posts and matchstick railings are common porch treatments in the district. Even the smallest of the structures includes a porch, or minimally, a stoop to place a chair or two.

Other notable architectural details include the window and door treatments. Windows in the district represent a full spectrum of types (see Figure 5). One-over-one and two-over-two, double-hung sash windows are the most common. Variations of these types are prevalent throughout the district. Six-over-six and nine-over-nine are also found in abundance as well, and several homes have metal casement windows. Doors and entrance treatments vary greatly in the district. Some doors are solid with raised panels while others are full view glass or paneled with half glass. French doors are also found in abundance. Transoms and sidelights are found frequently as part of the main entrance. Decorative side windows (fanlights, lunettes, etc.) are also found flanking entrances on a number of homes in the district. Also, it is noted that there are a number of incompatible replacement windows as well.

The overall appearance of the district shows a diverse mix of mass and scale due to the early grandiose estates that dotted the area. However, there is evidence of a strong desire by the early builders to maintain an order in the neighborhood while promoting individual styles. The Cobb-Toms House, for example, is an impressive building but not nearly as large as its neighbor, "Greystone". Yet, the two are compatible in materials and overall integrity of design. Most important is that the structures are well designed and stand the test of time as individual homes. The other notable aspect of the homes in the district is the prolific use of finely crafted architectural details to display the economic

wealth of the area and its relationship to Durham's highly profitable tobacco and clothing economy.

7. Streetscape and Landscape

One of the most unifying features of the entire district is the street layout and landscaping. The basic grid-form of the streets and the variety of setbacks of the Morehead Hill Historic District have been maintained since the earliest days of development and help to set the neighborhood apart from most previous ones. The large-scale lawns of the Hill House and "Greystone" visually appear as parks in the neighborhood and do not tend to overshadow the adjacent, more modest properties. Granite curbs in various areas of the district also are indicative of the age of the neighborhood. Between the sidewalks and the front lawns in some areas are low (twelve inches) concrete-over-brick walls. Common throughout Durham's earliest neighborhoods, these walls help to define street facing property lines with a clean edge and are reminders of the days when streets were unpaved. These walls and the granite curbs should be maintained with any future changes in the neighborhood.

The neighborhood is well shaded with mature trees planted in the right of way along all major streets. Flowering shrubs (azaleas, hydrangeas, camellias, etc.), annuals and perennials are also prominent throughout the district. Various grasses and ground covers are the typical cover for lawns in the neighborhood. Hard surfaces such as driveways and walkways tend to be gravel, paving strips, asphalt, stone and concrete. Overall, the landscape features in the district, including both softscape and hardscape, are impressive. One area that could use improvement is pedestrian street lighting.

8. Present Zoning

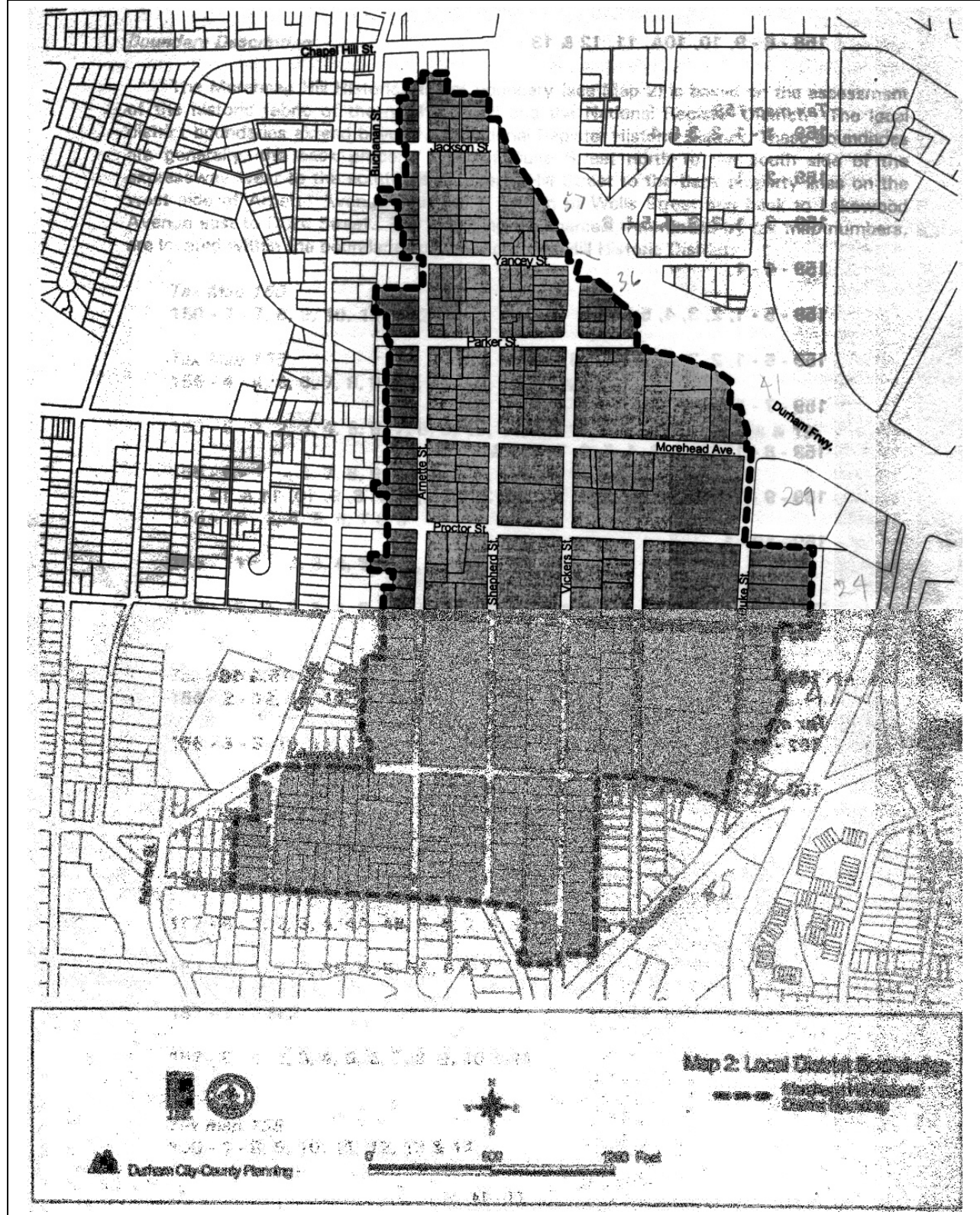
The existing zoning categories of the Morehead Hill neighborhood are shown on Map 5: *Present Zoning*. The majority of the district is zoned residential including the predominately single-family zones of R-3, R-5, and R-8. Several areas are zoned for multifamily RM12 and RM20. Office categories OI-1 and OI-2 are also within the boundaries. A general commercial zone is just outside the eastern boundary as well along Chapel Hill Street north of the district. Less intense zoning will help to preserve the existing residential homes in this district.

D. Summary

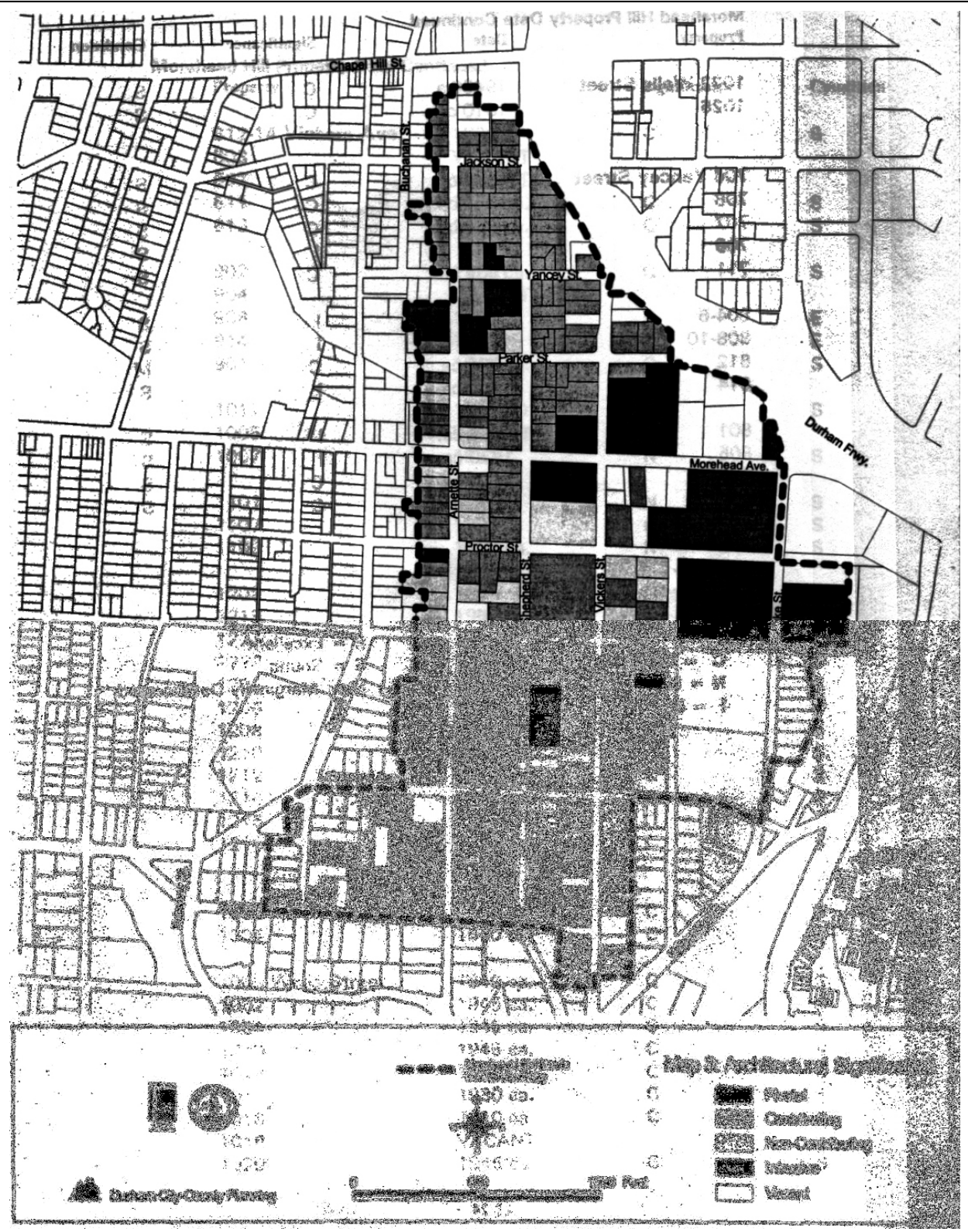
This summary of the inventory data indicates much about the past appearance of the neighborhood. The vast majority of structures contribute to the historic fabric of the district. While some buildings are deteriorating, most are in good to excellent condition. A wealth of individual details is apparent on architecturally compatible structures throughout the district, and the overall setting has remained historically stable. The assessment of this information was used to create the following section of the Preservation Plan. The Historic Preservation Strategy discusses the way the Morehead Hill Historic District can

remain a vital part of Durham's heritage, and how the City and property owners can work together to preserve the historic attributes of their unique area.

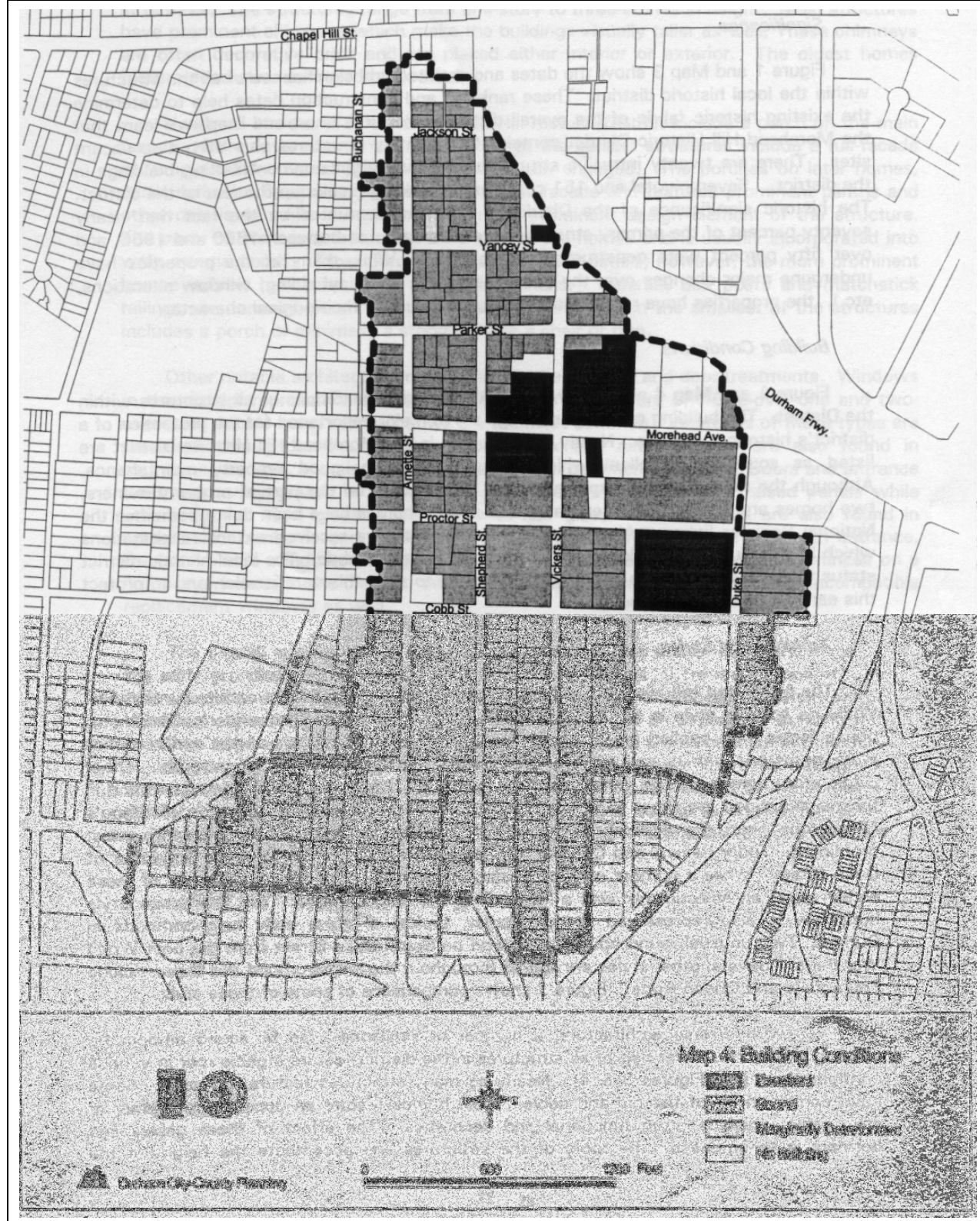
Map 2, Local District Boundaries



Map 3, Architectural Significance



Map 4, Building Conditions



Map 5, Present Zoning

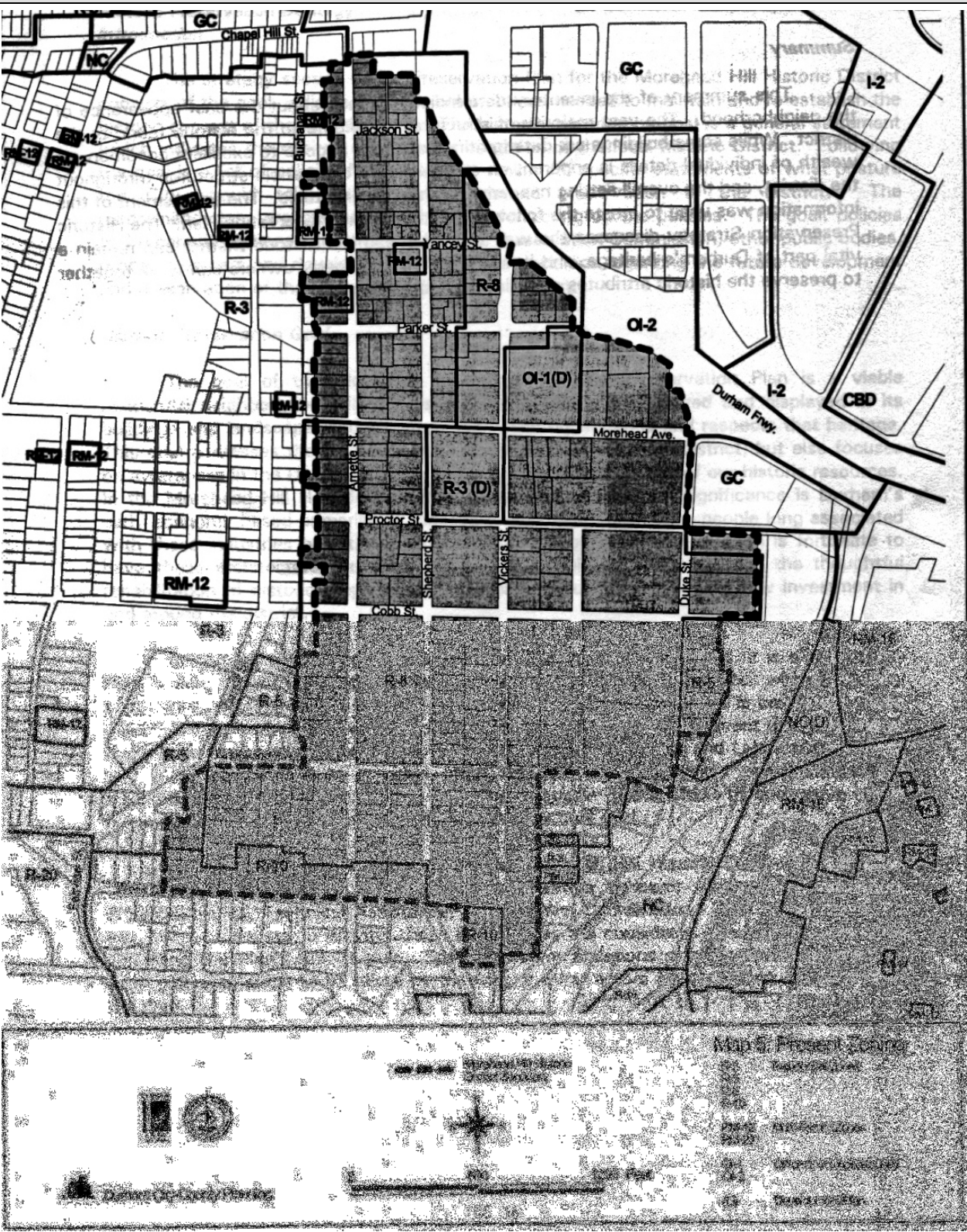
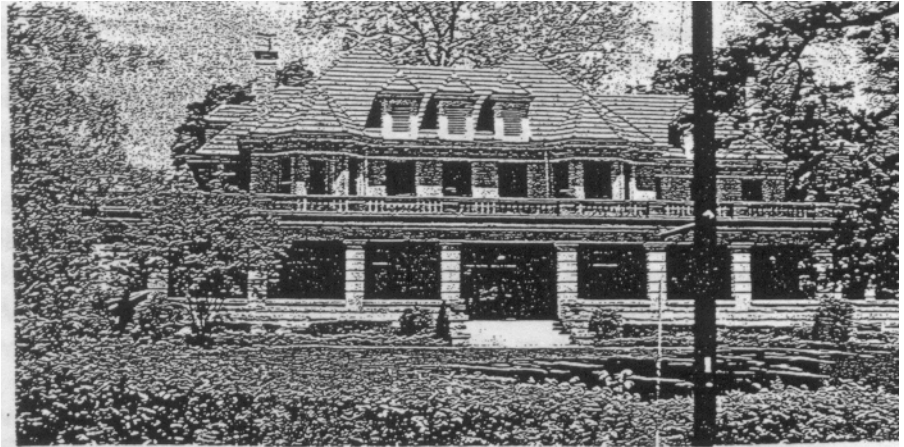


Figure 2, Typical Morehead Hill Architectural Style and Details

Chateauesque



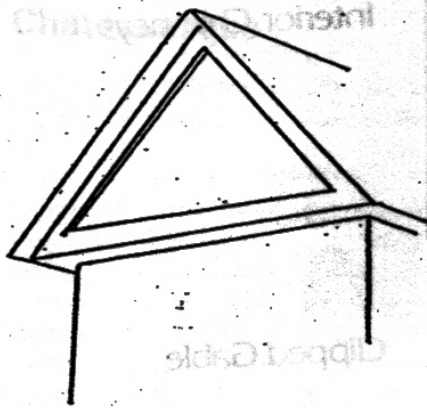
Neo-Classical Revival



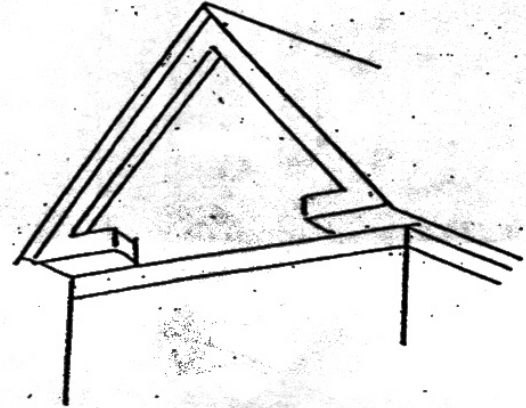
English Tutor Revival



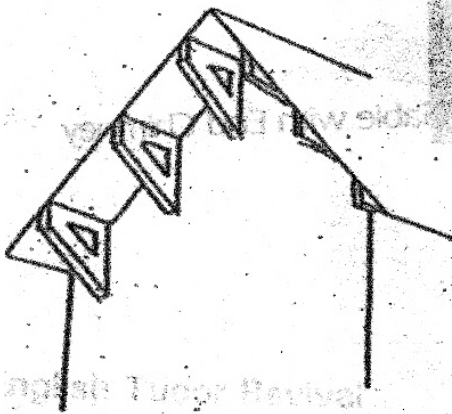
Figure 3, Roof Types



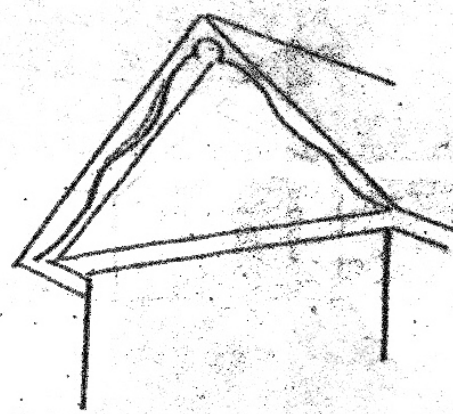
Boxed Cornice (pedimented)



Boxed Cornice with returns

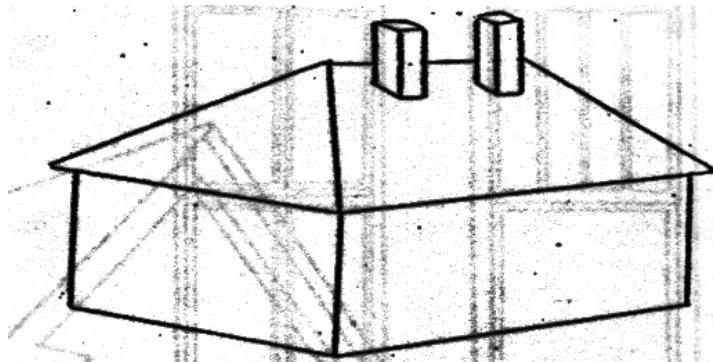


End Gable with Brackets

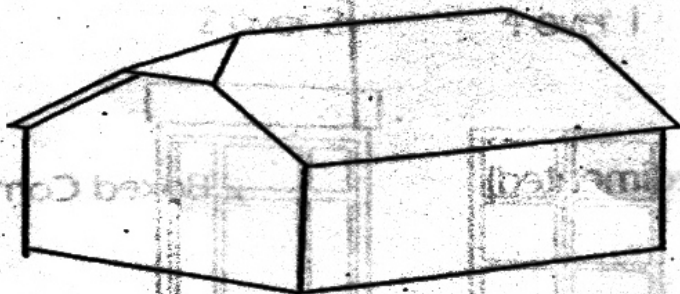


End Gable with Bargeboard

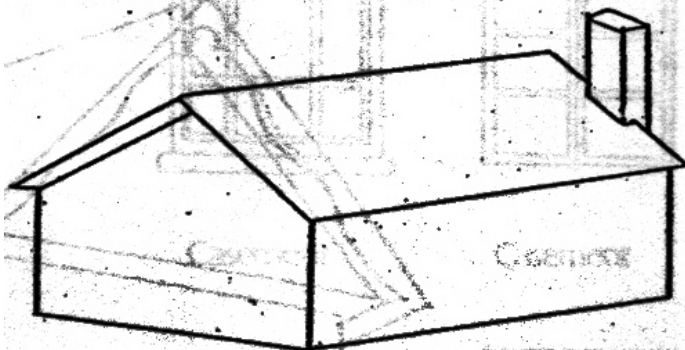
Figure 4, Gable Treatments



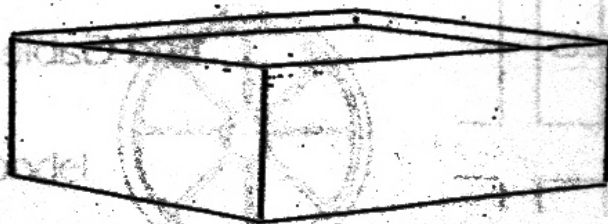
**Hip Roof with
Interior Chimneys**



Clipped Gable

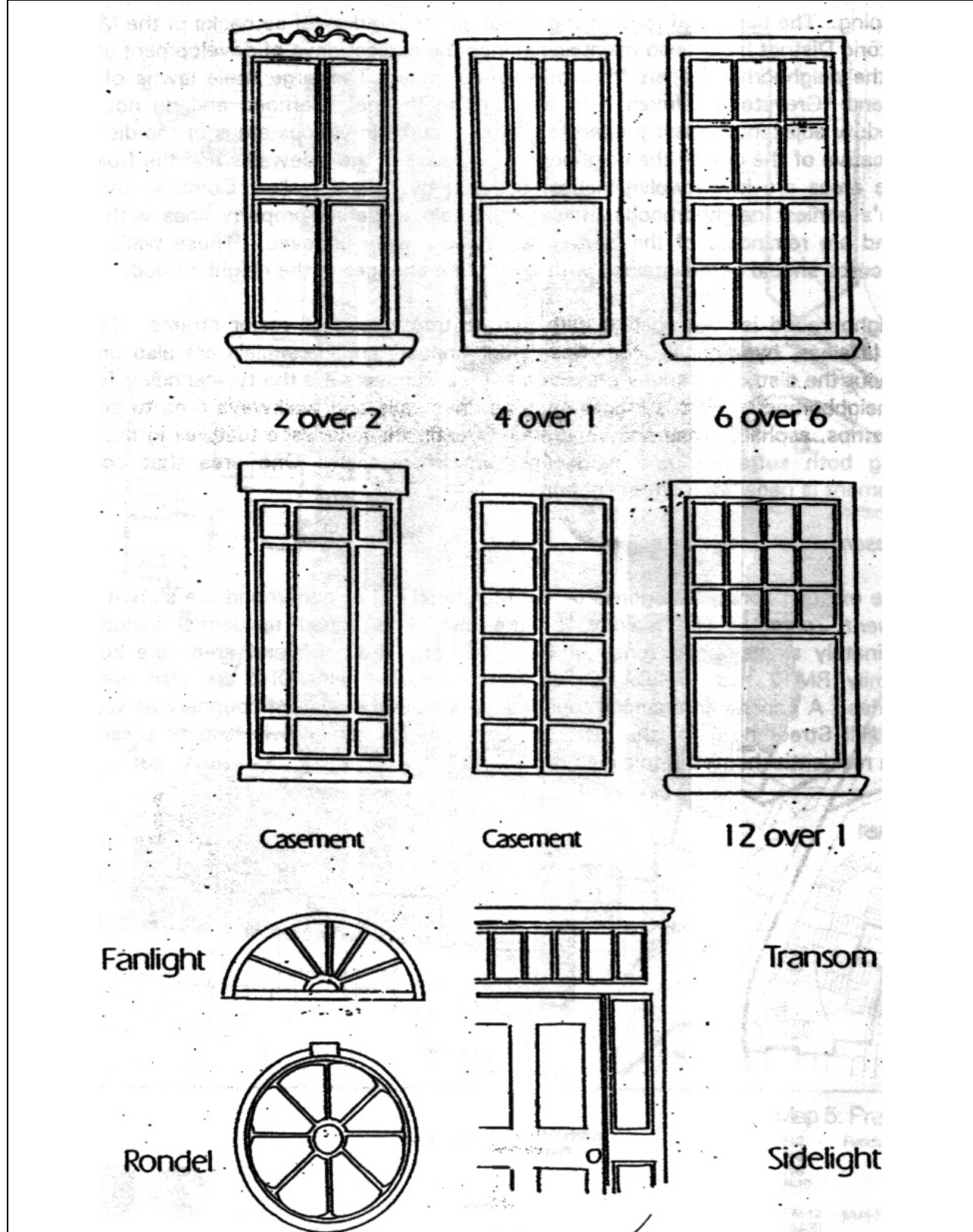


Gable with End Chimney



Flat Roof

Figure 5, Window Types



Historic Preservation Strategy

A. Introduction

The strategy section of the Preservation Plan for the Morehead Hill Historic District consists of the goal, policies and recommendations needed to maintain and re-establish the historic context of the neighborhood. The historic preservation goal is a general statement which indicates the desired end state or condition of the local historic District. Following the goal is a list of policies for the district, which are specific statements of what posture the City should take to encourage historic preservation in the district. The recommendations are the suggested means for acting on the policies. The goal, policies and recommendations will guide the Historic Preservation Commission, other public bodies, property owners and developers as they make decisions regarding the future development and preservation of the Morehead Hill Historic District.

B. Historic Preservation Goal

The goal of the Morehead Hill Historic District Preservation Plan is a viable residential neighborhood with its historic heritage intact, preserved and displayed in its buildings and landscape, and a community which understands and respects that heritage. This goal addresses the physical elements of architecture in the district, but also focuses on awareness in the Durham community and in the neighborhood of our historic resources. In the Morehead Hill Historic District, the heart of this historic significance is Durham's early economy based primarily on tobacco and clothing mills. The people long associated with these industries built their homes in the neighborhood, and Durham is fortunate to have these architectural treasures today. The goal further emphasizes the thoughtful rehabilitation of historic properties, compatible new construction, and new investment in and around the district.

In keeping with the goal to maintain a residential neighborhood, it is a goal of the Plan to limit the intrusion of commercial zoning in the neighborhood and, where possible, to down-zone properties to a lower density residential use. This goal is consistent those stated in the *Southwest Central Durham Plan*. It is also a goal to prevent the widening of major streets throughout the district (including Vickers, Morehead and Lakewood Avenues and Duke Street) and to promote other traffic calming measures that maintain the traditional pedestrian

orientation of the neighborhood. The addition of decorative street lighting and appropriate historic district signing is a final goal.

The policies to reach the goal of the Morehead Hill Historic District Preservation Plan are grouped into six categories of preservation concern: Education, Regulation, Financial Issues, Technical Assistance, and Planning Coordination. This categorization is not meant to reflect a priority; these policy areas are considered of equal importance in achieving the Plan's stated goal. Specific recommendations or actions are included for each policy as steps to be taken by the City or other actors to implement the policies of the Plan.

C. *Morehead Hill District Policies and Recommendations*

Policy: Education

Provide information and educational resources to property owners, residents and the community at large about all aspects and implications of historic district designation and historic preservation.

Recommendations for Action

- a. Develop an informational brochure for property owners and residents describing the historic district designation and how it affects physical modifications.
- b. Support the existing organizations and institutions active in the district (the Morehead Hill Neighborhood Association, etc.) as a means of disseminating information and advocating the interests of the residents.
- c. Distribute to all property owners and residents in the district a copy of the Design Guidelines and Review Criteria section of this Plan.
- d. Develop and conduct historic preservation rehabilitation workshops, oriented to the needs of district property owners and residents, to display and teach appropriate preservation techniques.
- e. Recommend that the City consider installation of appropriate historic district signs at the boundaries of the district.

Discussion

Education of people affected by historic district designation is probably the single most important means of insuring its success in preserving the community's historic resources. Property owners in particular need to be aware of the restrictions applied to their properties and the protection afforded to their properties. Having property owners aware of the Certificate of Appropriateness requirement will help to alleviate problems of modifications being undertaken without historic review.

An informed citizenry is also an asset in preserving the historic resources in the Morehead Hill area. The community at large benefits from connecting Durham's past with the buildings and neighborhoods as they exist today. Knowing about the role

of Morehead Hill in the City's history will aid in the understanding of why Durham is what it is today.

The policies and recommendations outlined here emphasize a positive approach to education in historic preservation. The City will pull together expertise of the Planning staff, Commission members, the N.C. Division of Archives and History and other community resource persons as needed to support educational programs. These programs include brochures, audio-visual materials and workshops as well as basic information dissemination.

Policy: Regulation

Require the issuance of a Certificate of Appropriateness prior to the issuance of building permits for any exterior building or site modification.

Use the Design Guidelines in this Plan as a basis for issuing Certificates of Appropriateness.

Use the other authorities granted to the Historic Preservation Commission, including delaying demolition, to preserve the historic heritage of the district.

Enforce existing housing code and zoning requirements to preserve the character of the neighborhood and architectural heritage of the district.

Recommendations for Action

- a. Provide to property owners and residents of the district, and the general public upon request, an easy to understand copy of the Design Guidelines and Review Criteria.
- b. Adhere to the Historic Preservation Commission Rules of Procedures and administrative procedures to facilitate the fair and timely review of requests for Certificates of Appropriateness.
- c. Support the neighborhood's efforts to retain the lower density residential zoning of their area.
- d. Prohibit the addition of communication towers within the district.
- e. The Durham City-County Planning Department staff to work with district representatives to extend current boundaries of the National Register Historic District to match the boundaries of the local district.

Discussion

The major authority granted to the Historic Preservation Commission is the issuance of Certificates of Appropriateness (COA) which protects the neighborhood from intrusive exterior treatments of buildings. The state enabling legislation and local ordinance already require that design guidelines be established to indicate what constitutes historically appropriate building

modifications. These design guidelines and review criteria for the Morehead Hill Historic District are included in the Preservation Plan. To further protect the integrity of the district, the Commission may delay demolition within the district for up to 365 days, initiate and participate in negotiations to save buildings, propose changes in City policies affecting historic resources and report violations. The Historic District Commission intends to take an active role in exercising its authority to protect the district.

As the pressures for new development increase in the future, the zoning of the Morehead Hill area becomes a serious issue. In recent years zoning has become an increasingly important issue in the district. The encroachment of office zoning into the neighborhood for example has been fought; however, this category may be needed to help preserve the largest historic estates in the area with minimal intrusion into the character of the neighborhood. As a result of the *Southwest Central Durham Plan*, zoning changes were undertaken to downzone from higher to lower density residential in the area. This concept is supported by the preservation plan.

Policy: Financial Issues

Investigate, implement and publicize financial incentives to encourage property owners to maintain and preserve properties in the district.

Recommendations for Action

- a. Educate the property owners about the landmark designation powers of the Historic Preservation Commission.
- b. Investigate the use of other local tax incentives for the renovation of historic structures.
- c. Investigate the potential for owners of historic properties to take advantage of State historic tax credits.
- d. Investigate the possibility of extending the National Register boundaries throughout the local district.

Discussion

The City of Durham and Durham County merged the City's Historic District Commission with the County's Historic Properties Commission on July 1, 1992. This merger created the Historic Preservation Commission which has the power to recommend designation of local districts and landmarks in both the City and County. The addition of landmark designation allows the property owner of a designated landmark the opportunity to apply for a property tax deferral. The tax deferral would allow the property to be taxed at fifty percent of its assessed value. This deferral is one of the best incentives available for the preservation of historic structures in North Carolina. However, the program is intended for those properties that have the highest degree of historic integrity and cultural

significance, and the vast majority of historic properties in Durham and in Morehead Hill will not qualify.

The policies and recommendations of this Plan recognize that the potential for designating local landmarks does not address all of the financing assistance needs in the district. Also, sources of funding or fund raising opportunities which have not been anticipated may emerge in the future. The City should be prepared to develop those opportunities for innovative financial assistance as they arise. The creation of the State historic tax credits for home owners in 1998 offers owners of qualifying structures another opportunity to help offset the costs of maintaining the historic integrity of individual structures in Morehead Hill. The staff of the Historic Commission in the Durham City-County Planning Department can assist owners with finding the right incentives.

Policy: Technical Assistance

Offer reasonable and timely technical assistance to property owners and developers for the design and implementation of either restoration or new construction in the district.

Recommendations for Action

- a. Maintain a historic preservation library and a file of knowledgeable consultants to assist district residents and the community at large in solving technical problems.
- b. Offer the technical expertise of the Planning staff and Historic Preservation Commission members where appropriate to assist in solving technical problems.
- c. Facilitate the using of whatever technical assistance may be available from the State Historic Preservation Office in the North Carolina Division of Archives and History.

Discussion

Often property owners find it difficult to deal with problems specific to their historic structures, in particular with the maintenance, repair or replacement of historic exterior elements. Frequently, out of frustration or ignorance, historic elements will be removed and replaced with incompatible materials. The City of Durham and the Durham City-County Planning Department offer support for historic district property owners.

Significant historic preservation expertise exists in the Planning Department, Historic Preservation Commission, State agencies and in the local community. The Morehead Hill Historic District Preservation Strategy acknowledges the importance of bringing together technical expertise and property owners planning renovation and/or new construction. But making the connection isn't sufficient because property owners can be expected to utilize such expertise only if it will not result in significant increases in development time or cost.

Policy: Development Activity

Promote appropriate new development opportunities in the historic district.

Recommendations for Action

- a. Support compatible and creative new development within the boundaries of the district.
- b. Support compatible new development on appropriately zoned land at the periphery of the district.
- c. Support efforts to create a more pedestrian and transit friendly atmosphere in and around the district.

Discussion

Economic development opportunities in the Morehead Hill Historic District are limited by the residential nature of the area. The recommendations focus on supporting adjacent economic development activities that are compatible with the residential character of the area.

Historically, the development of the neighborhood has included an eclectic mix of housing types. The plan endorses the continued development of compatible residential units on vacant sites while recommending that commercial uses remain north of the district. New adjacent development should be evaluated for the impact on the neighborhood before approval. The Planning staff and the Commission offer their assistance in working with landowners in and around the district to seek compatible uses for vacant parcels.

The impending transit station, multi-modal center, planned for Downtown several blocks from the district offers an opportunity to refocus on more pedestrian friendly amenities. The success of Durham's transit stations is dependent upon their use by residents, students and patrons of businesses and institutions throughout Durham. Improvements to lighting, sidewalks and landscaping will help to make the area more livable and desirable and to make it more comfortable for the pedestrian to walk to the downtown area. The specific improvements are discussed more fully in the next section.

Policy: Planning Coordination

Promote planning in and around the Morehead Hill Historic District to support and encourage historic preservation.

Recommendation for Action

- a. Continue the implementation of the *Southwest Central Durham Plan*.
- b. Promote the preservation of the historic fabric of the adjoining neighborhoods and the institutional and commercial properties.

- c. Utilize the expertise of the Commission and Planning staff to create and promote a unified street lighting, signage, and landscaping for the District.

Discussion

Historic preservation objectives can best be achieved if the surrounding neighborhoods are viable and thriving. Planning activities which coordinate public and private development decisions will contribute to the neighborhood's stability. The proximity of Downtown Durham and the new development that branches from it exhibits the need to further define the boundaries of the residential neighborhood and limit intrusions of incompatible uses. Likewise, planning activities oriented toward commercial and mixed-use areas outside of the district boundaries will compliment the area and help to continue the residential desirability of the district. While promoting the continued development of these adjacent areas, it is also important to preserve their historical context in relation to Morehead Hill.

The integrity of the historic fabric of Morehead Hill is also dependant upon its setting. The use of historically compatible street lighting would not only help to visually unify the neighborhood, but the additional lighting could help with security. Other unifying landscape features could also help the identity of the neighborhood. The use of compatible trees and other plantings in the district could contribute as well to a more historically viable neighborhood (see the *Principles and Review Criteria for Certificates of Appropriateness* section that follows for more information about landscape features).

D. Summary

The goals, policies, and recommendations addressed in the Historic Preservation Strategy section are the framework for the success of Morehead Hill as a local historic district. The goal of preserving this valuable neighborhood can only be met with the cooperation between the neighborhood and the city. The Historic Preservation Commission and Planning staff will strive to implement the recommendations and issues addressed in the Strategy in a timely manner. Moreover, the Strategy, in combination with the following Design Guidelines and Review Criteria, will provide a logical, self-help guide for property owners in planning improvements, rehabilitations, and changes for their structures.

Principles and Review Criteria for Certificates of

A. *Introduction*

The preservation of a city's historic fabric is a continuing concern in the face of growth and development. The City of Durham has the opportunity with its Historic District Overlay Zone to provide a means of achieving a sound policy for rehabilitation, new construction, landscaping and signage within the designated historic Districts. Durham presently has fifteen National Register Historic Districts throughout the city. The Historic District Overlay Zone allows these Districts and others to become designated Local Historic Districts. When these Districts are designated, the individual properties located within Local District's boundaries are subject to the following:

No exterior portion of any building or other structure nor any above ground utility structure nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished within such historic district until after an application for a Certificate of Appropriateness as to exterior features has been submitted to and approved by the Commission. (Durham City Code, Zoning Ordinance, Section 5.6.6.1.)

These general design guidelines were created primarily to provide for historic district property owners and builders a better understanding of the criteria that the Historic Preservation Commission uses when granting Certificates of Appropriateness. The basic goal of these general guidelines is to help insure the integrity of Durham's historic areas by promoting sensitive rehabilitation and harmonious new construction.

The various sections of the Historic District Preservation Plan, in conjunction with these design guidelines, will prove to be beneficial during the earliest stages of planning and design phases of historic district construction projects. Three documents provide the basic framework for these design guidelines: The Secretary of the Interior's "Standards for Rehabilitation", the State of North Carolina General Enabling Legislation (G.S. 160A-395 through 399), and the Durham Zoning Ordinance.

The Secretary's Standards were created to assess historic preservation projects which involved Federal and State funds and/or tax

incentives. These standards are used nationwide and form the core of these design guidelines. The State Enabling Legislation (G.S. 160A-395 through 399) grants municipalities the right to create local historic districts and to create commissions to oversee these areas. The Durham Zoning Ordinance, in its amendment creating the Historic District Overlay Zone (September 6, 1984, See Appendix C), spells out the details required for the Preservation Plans and Design Guidelines.

B. Standards for Rehabilitation

The Secretary of the Interior's "Standards for Rehabilitation" includes the following basic guidelines which provide the criteria by which the Historic District Commission will review projects for Certificates of Appropriateness.

| | |
|--|---|
| Compatible Use | Every reasonable effort should be made to provide compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose. |
| Distinguishing Qualities | The distinguishing original qualities or character of a building, structure, or site and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible. |
| Historical Time Frame | All buildings, structures and sites should be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance should be discouraged. |
| Historical Changes | Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right and this significance should be recognized and respected. |
| Distinctive Features/ Skilled Craftsmanship | Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, should be treated with sensitivity. |

**Deteriorated
Architectural
Features**

Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Surface Cleaning

The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.

**Archaeological
Resources**

Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.

**Contemporary
Design for Additions**

Contemporary design for additions to existing structures or landscaping shall not be discouraged, if such design is compatible with the size, color, material, and character of the existing structure and surrounding neighborhood environment.

**New Additions and
Alterations**

Whenever possible, new additions or alterations to structures shall be done in such a manner that, if they were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

The Secretary of the Interior's "Standards for Rehabilitation" also includes a set of guidelines that elaborate on these standards. Property owners should follow the Secretary's Standards when deciding on any

renovation within the Historic District. The following guidelines for rehabilitation and new construction are general and are not intended to address every specific renovation concern. They do address a number of issues directly related to the Morehead Hill District.

C. Local Review Criteria

The review criteria are created for property owners to help preserve, maintain, and enhance the historic character of their district. The Historic Preservation Commission will refer to the review criteria and the Secretary of the Interior's standards in reviewing applications for Certificates of Appropriateness. The guidelines refer to new construction, additions and renovation as indicated.

While the guidelines cover most anticipated changes in the District, some changes may not be included. If this is the case, the property owner is advised to contact the Durham City-County Planning staff (919) 560-4137 for advice.

1. Proportion and Scale--Height

Existing Character. All structures in the Districts are one to three stories in height.

Guidelines. New buildings and additions should not dominate the primary or adjacent structures.

2. Proportion and Scale--Scale

Existing Character. All structures relate well to the human scale. The largest buildings break up the vertical mass by the use of details, rooflines, porches and a mix of materials.

Guidelines. New buildings and additions should assume the general scale of district structures.

3. Mass--Form and Bulk

Existing Character. Most buildings have complex shapes and both symmetrical and asymmetrical treatments of facades is evident. Most structures have large expanses of walls on street facades broken up by details and porches. Vertical and horizontal emphasis is found frequently on individual structures.

Guidelines. New buildings should exhibit the general form and bulk of adjoining structures in the block face. New buildings should follow the general vertical and horizontal emphasis found on adjoining historic buildings. Large expanses of walls should be designed to minimize the visual bulk.

4. Mass--Additions

Existing Character. Many additions to original buildings have taken place in the district. Large additions are generally located to the rear of the original structures. Several structures have been altered by having their original front and side porches enclosed. In these situations, the alteration is usually incompatible with the structure.

Guidelines. Additions should harmonize with the design of the original facades while not trying to duplicate a historic look. Enclosing street facing porches will be discouraged. Additions should be attached to the rear of the existing structure when possible.

5. Roofs--Shape and Pitch

Existing Character. The majority of structures exhibit hip or gable roofs. Gables are also frequently used to breakup the mass of roofs. While many roofs are steeply pitched by various degrees, some are low such as those found on the Bungalow style homes.

Guidelines. New roofs should have a pitch compatible with those found in the block face. Particular interest will be paid to compatibility with adjacent structures. Styles for new roofs shall be compatible with existing roofs in the District.

6. Chimneys

Existing Character. While most chimneys are inconspicuous, some are tall and decorated with corbelled brick or other details at the top. More than one chimney is found frequently on the same structure, and some are featured prominently on the front façade with decorative elements applied.

Guidelines. New chimneys shall harmonize with the scale, design, and materials of any other chimneys found on the existing structure or those on adjoining structures.

7. Windows--Types

Existing Character. Window treatments in the district are generally double-hung sash type with variations of 1 over 1 and 2 over 2 glass treatments as the most prominent. Multiple panes of glass also appear frequently. Diamond shaped panes are on several period homes as well. Small rondels, transoms and side-lites accentuate many entrances.

Guidelines. Window types should be consistent with the style of the structure and compatible with those found on historic structures in the District. Storm windows should conform by color, size and style with the existing windows. Storm windows should not disguise or hide original windows.

8. Windows--Shape and Proportion

Existing Character. Generally, windows in the district are tall and narrow with a vertical emphasis on the earlier houses. The later dwellings, such as bungalows, tend to have larger windows which are noticeably wider.

Guidelines. New windows should conform to the general shape and proportion of those found on the existing structure and neighboring structures.

9. Windows--Rhythm

Existing Character. Generally a rhythm is found in looking at the windows in a block face. Windows tend to be the same heights and shapes, and spacing between windows is somewhat consistent. Some homes have been incompatibly altered and this rhythm is lost. Most structures exhibit a basic symmetrical layout of windows and doors.

Guidelines. New windows should be compatible with any rhythm found in window treatments of the house, the block face and adjacent structures.

10. Windows--Shutters and Other Details

Existing Character. Functional shutters are found on few buildings in the district. More often the shutters are non-functional and inappropriate in size and style. Various decorative elements (hoods, cornices, awnings, appliques, etc.) are found throughout the district.

Guidelines. Functional shutters on new or existing structures are preferable to non-functional ones. Maintain all original window details when possible or replace with similar materials and style. Awnings, if used, should be canvass or similar material. Any applied decorative element should be appropriate to the age of the structure.

11. Doorways

Existing Character. Generally, main entrance doors have prominent decorative elements. A mix of styles based on solid paneled wood is common for doors. Several structures include wood doors with glass (panes, stained, beveled, etc.) in the upper half. Transoms, sidelights, and heavy trim accentuate most entrances.

Guidelines. Doors should be consistent with the style of the building. Storm doors, screen doors and other outer doors should be compatible in material, style and color and should not obstruct original doors.

12. Porches

Existing Character. Most historic residential structures in the district have covered porches located on the front facade. These porches vary greatly in size and configuration. Many have decorative columns and railings of varied designs. Some structures have stoops and others have terraces and patios. Many have undergone inappropriate alterations and enclosures.

Guidelines. Porches, terraces, patios and stoops should be retained on existing structures. Porches should normally be included on new buildings. Strive for appropriate, compatible details on porches.

13. Stairs

Existing Character. Stairs and steps on district structures are constructed of wood, concrete, stone and brick. Rails are not prevalent on front steps. Several homes include visually intrusive steel fire escapes.

Guidelines. Front facade stairs and steps should be constructed of wood, brick, stone or concrete. If rails are needed they should be compatible with the design of the building. When necessary for safety reasons, place fire escapes on the rear of the structure.

14. Materials--Exterior Walls, Trim, and Foundations

Existing Character. The primary exterior building materials are wood siding, brick, stucco and stone. Horizontally placed weatherboard is found throughout the district. Brick, concrete block and stone are found on many foundations. Incompatible aluminum and vinyl siding and asbestos shingles have been added to several structures. Wooden shakes and shingles are found on a number of buildings usually in gables.

Guidelines. Use materials compatible with the fabric of the district. Avoid aluminum and vinyl siding, exposed concrete block, and plastic and uncharacteristic materials for exterior surfaces.

15. Materials--Roofs

Existing Character. Roofing materials include seamed tin, patterned pressed tin, slate and composition shingles.

Guidelines. Replace deteriorating roofs with original type of material if possible. Use materials which are compatible with the style of the structure and surrounding roof types. Contemporary elements (solar panels, skylights, attic vents) should be placed on the backside of the roof and out of view from the street.

16. Colors

Existing Character. Various colors are used throughout the district. White is most often the primary color of smaller homes.

Guidelines. Choose a color scheme based on original colors if possible. Overall color should coordinate with roof color. Generally, trim should be a different but harmonious color with the overall structure. Low gloss or flat paints are preferred for historic structures. Medium to dark colors for composite shingles are preferred for roofs. The City-County Planning Department has a list of suggested colors and color combinations for those owners who seek their advice.

The Durham Historic Preservation Commission does not require approval for color.

17. Out-Buildings

Existing Character. Many properties in the district have existing garages, gazebos and storage buildings at the side or rear of the structures. These buildings are generally constructed of wood and in some cases, masonry.

Guidelines. Maintain any historic structures on the site. Place new utilitarian structures in the rear of the property and screened from the street when possible. Outbuildings should harmonize with style and materials of primary structure on property.

18. Orientation and Setback

Existing Character. All historic structures in the district are oriented with the main entrance facing the street. Setback has been relatively uniform in certain areas of the district over the years, and other sections have large estates with dramatically long set backs.

Guidelines. All zoning regulations for setback, side yards, and rear yards shall be observed. All new construction shall have the main entrance facade oriented to the street (the street of address for a property). Preservation of the existing topography and vegetation is encouraged when placing the building.

19. Driveways and Walkways

Existing Character. The district includes concrete, gravel, asphalt and paving strip driveways predominantly. Individual sidewalks are concrete, stepping stones, brick and gravel. Public sidewalks are located on both sides of the streets. Most streets have minimal grassed median strips between the sidewalks and the street.

Guidelines. Driveways should be constructed of concrete, brick, gravel, or paving strips and must conform to existing City standards. Individual sidewalks should be constructed of concrete, brick, gravel or stepping stones. Sidewalks should be coordinated with the style of the building and its landscaping. These guidelines apply to public and private driveways and sidewalks.

20. Fences and Walls

Existing Character. Fencing in the district is generally wood or incompatible chain-link. Walls in the district are constructed of concrete, brick, stone and concrete block. Many properties display a low decorative retaining wall of concrete which separates the lawns from the sidewalks.

Guidelines. Fences and walls shall conform to the style of the structure. Fences should be constructed of wood (or iron under certain circumstances). Walls should be constructed of brick, dressed concrete, or stone.

21. Lighting

Existing Character. Street and porch lights provide most of the light in the district.

Guidelines. Lighting fixtures should be compatible with the style of the building and landscaping.

22. Signs

Existing Character. Few permanent signs are found in the district. Some are located on properties that are office or institutional.

Guidelines. Signs must conform to City of Durham regulations. Permanent signs should conform to the fabric (materials, style, proportion, etc.) of the district. Temporary signs (real estate, political campaign, etc.) are allowed in accordance with the City of Durham sign regulations in the zoning ordinance. All new signage in the district must have prior approval from the Commission.

23. Vegetation

Existing Character. Large canopy trees (primarily Oaks and Maples) are historically part of the district streetscape. Plantings are also found in a variety of ways on individual properties. Magnolias, Crepe Myrtles, and other flowering trees and shrubs are also prevalent. Grassed lawns are common to the district. A number of ground covers such as ivy are also prevalent.

Guidelines. Plant new canopy trees of similar type to replace diseased and dying trees. Maintain existing vegetation. Continue to use plantings to enhance the historic structures and to define individual properties. The Planning Department Staff maintains a list of the appropriate trees, shrubs, and ground covers for the property owners' use.

24. Public Facilities

Existing Character. Utility lines are located overhead on standard utility poles. Public signage in the District is limited to traffic signs. Curbs are constructed of granite and concrete. Public streets are asphalt and the public sidewalks are concrete.

Guidelines. The utility companies and the City of Durham should consult the Historic District Commission before altering the appearance of any existing public facilities, utilities or spaces within the Historic District. The impact of signs, utility lines, and other contemporary public facilities on the Historic Districts should be minimized as much as possible. Care should be taken to preserve the granite curbs. Any changes planned for existing exposed utilities in the district will require Planning staff and Commission review. Review will also be necessary for excavation work in the neighborhood except in the case of an emergency.

Appendices

A. *Glossary*

Familiarity with the following terms will contribute to a better understanding of the nature of these guidelines. Further definitions are found in the Preservation Plans for the various Local Historic Districts.

| | |
|---------------------|--|
| Ashlar | A block of building stone either carved or left intact from the quarry. |
| Bay | A visual division on the facade of a building based on underlying structural members. |
| Block Face | The entire block as viewed from the street; including streetscape, building facades, landscaping, fronted side yards, and utilities (usually shown in elevation drawings). |
| Corbelling | Decorative brick-work, usually in a stepped design, common for chimneys. |
| Cornice | A projecting, horizontal element at the top of a building or a section of a building used to visually divide the sections. Usually a cornice is decorative in nature. |
| Elevation | The exterior vertical faces of a structure shown in drawings. |
| Facade | The face or front of a building. |
| Fenestration | The arrangement of windows and openings on a building. |
| Footprint | The perimeter or outline of a structure as it is positioned on the land in a plan. |
| Lunette | A crescent or half-round window. |
| Masonry | Building materials such as stone, brick and stucco which are used as a facing or for structural support. |
| Orientation | The directional placement of a structure to its setting, the street and other structures |
| Pattern | The various forms (materials, windows, buildings, etc.) arranged in a rhythmic manner that is repeated on a single building or a block-face. |

| | |
|-----------------------|--|
| Pier | A vertical, structural support of a building, porch, roof, etc. |
| Pilaster | A column which has been affixed to the surface of a building. |
| Plan | A drawing showing the building and its setting on a horizontal plane. |
| Plinth | The base for a porch column, usually constructed of brick or other masonry. Most rise from the ground as part of the foundation and extend to the height of the railing. Common on bungalow style homes. |
| Porte Cochere | A side porch that is covered for vehicles to drive under. |
| Rehabilitation | Making alterations and repairs to a structure (of any age) for a new use while retaining its original character. |
| Renovation | A general term meaning the renewal, rehabilitation or restoration of an historic building. |
| Restoration | Recreating the appearance of a structure or site from a particular period of time in its history by replacing lost elements and removing later ones. |
| Rondel | A small round or oval window usually adjacent to an entrance, typically in a spoke design in leaded glass or glass and wood. |
| Scale | The relationship of the mass and size of a structure to other buildings and humans. |
| Sidelight | A vertical window adjacent to a door, usually incorporated into the framework for the entrance and often found on each side of the door with a transom above. |
| Spandrel | A common Victorian porch detail which consists of a decorative panel between two vertical elements or an arch. |
| Streetscape | The right of way of a street or the view of the entire street including curbs, sidewalks, landscaping, utilities, street furniture and structures. |
| Stucco | A facing material for a building made from sand, cement, and lime applied in a liquid form which hardens to a durable finish. |
| Surround | An ornamental element that frames a window, door or other opening. |
| Texture | The building and landscape materials (brick, stone, siding, concrete, ground covers, etc.) which are found in a district, block or site. |
| Transom | A window element, usually horizontal, above an entrance door. |

B. Reference Materials

1. Durham History

- a. Durham County: A History of Durham County, North Carolina, by Jean Bradley Anderson, Durham: Duke Press, 1990.
- b. Durham: A Pictorial History, by Joel A. Kostyu, Norfolk: Donning Press, 1978.
- c. The Durham Architectural and Historic Inventory, by Claudia Roberts-Brown, Diane Lea, Robert M. Leary, Robert M. Leary and Associates, Durham: City of Durham, North Carolina, 1982.
- d. The Story of Durham, by W. K. Boyd, Durham: Duke University Press, 1925.

2. Architectural History and Renovation

- a. All About Old Buildings: The Whole Preservation Catalog, by Diane Maddex, editor, Washington, D.C.: The Preservation Press, 1985.
- b. The Brown Book: A Directory of Preservation Information, by Diane Maddex, editor, with Ellen R. Marsh, Washington, D.C.: The Preservation Press, 1983.
- c. Built in the U.S.A., by Diane Maddex, editor, Washington, D.C.: The Preservation Press, 1985.
- d. Field Guide to American Houses, by Virginia and Lee McAlester, New York: Alfred A. Knopf, 1998.
- e. Old and New Architecture: Design Relationship, National Trust for Historic Preservation, Washington, D.C.: The Preservation Press, 1980.
- f. The Restoration Manual, by Orin M. Bullock, Norwalk, Ct.: Silvermine Publishers, Inc., 1966.
- g. What Style Is It? A Guide to American Architecture, by John Poppeliers, S. Allen Chambers, Nancy B. Schwartz, Washington, D.C.: The Preservation Press, 1978.

C. *Historic District Overlay Zone*

Durham Zoning Ordinance, Section 24-4.D.6

A. Purpose.

The Historic District (hereinafter referred to as the "District") is one of the most valued and important assets of Durham. It is established for the purpose of protecting and conserving the heritage of Durham and Durham County and the State of North Carolina; for the purpose of preserving the social, economic, cultural, political, and architectural history of the District and its individual properties; for the purpose of promoting the education, pleasure and enrichment of residents in the District and Durham City and County and the State as a whole; for the purpose of encouraging tourism and increased commercial activity; for the purpose of fostering civic beauty; and for the purpose of stabilizing and enhancing property values throughout the District as a whole, thus contributing to the improvement of the general health and welfare of Durham and any residents of the District.

B. Historic District Establishment.

The Historic District is hereby established as an overlay zoning district. The Durham City Council may designate one or more geographic areas as a Historic District and indicate the extent and boundaries of any such area on the official Zoning Map of the City of Durham.

1. Eligibility for Establishing Areas as an Historic District.

Any area cited as a potential historic district by the Durham City Council or any area determined by the North Carolina Division of Archives and History to be eligible for the inclusion on the National Register of Historic Places may be considered for designation as an historic district.

2. Initiation of Requests for Establishing a District.

Requests for establishment of a District may be made (a) by petition of more than 25 percent of the property owners in the proposed district; or (b) by initiative of the City of Durham. When the City of Durham initiates the request for the establishment of a district, it shall notify record property owners in the proposed district prior to the setting of any public hearings before the City Council concerning the establishment of the district.

3. Procedures for Considering a Request for Establishing a District or for Extending an Existing District's Boundaries.

Upon the filing of a petition from property owners or a City-initiated request, the following steps shall apply to the consideration of the proposed district.

- a. The Director of Planning and Community Development shall publish notice that a request has been filed and will be considered by the Historic District Commission at a specified date and time.
- b. The Historic District Commission shall conduct a preliminary consideration of the request and report its recommendation to the Director of Planning and Community Development.
- c. The Director of Planning and Community Development shall prepare an Historic District Preservation Plan if the Historic District Commission recommends the establishment of the proposed Historic District.

If the decision of the Historic District Commission is negative, the Director of Planning and Community Development shall report the negative recommendation to the City Council as an information item. The City Council may accept the recommendation of the Historic District Commission or it may order the procedures for review of the proposed district as if the Historic District Commission

recommendation had been positive.

- d. The State Division of Archives and History shall review the Historic District Preservation Plan.
- e. The Director of Planning and Community Development shall publish notice that the establishment of a Historic District and the adoption of a Historic District Preservation Plan will be considered by the Historic District Commission at a specified date and time.
- f. The Historic District Commission shall review the proposed district and recommend denial or designation of the area.
- g. The Planning and Zoning Commission shall consider both the request for establishment of the District and the Historic District Preservation Plan.
- h. The City Council shall set a public hearing and notify property owners within the proposed district of the public hearing.
- i. The City Council shall hold a public hearing to consider both the request for establishment of a district and the Historic District Preservation Plan. The protest petition procedures as established by Section 24-22.D.3 of the Zoning Ordinance shall apply to the designation or amendment of an historic district.

4. Requirement for Historic District Preservation Plan.

An Historic District Preservation Plan shall include an historic significance investigation and boundary description for the district as required in G.S. 160A-395; principles and guidelines for certificates of appropriateness as required in G.S. 160A-397 and referred to in this ordinance in Sections 9.1 and 9.2; and a preservation strategy tailored to the individual needs of the specific area.

The preservation strategy shall include, but not be limited to the following elements:

- a. The need for the District in that area, including the specific reasons why the regulatory provisions of this Section should be applied in order to effectively accomplish the preservation of that area;
- b. The means by which existence of the District will be publicized to District property owners and to the general public;
- c. New elements. The principles, design guidelines, and criteria to be followed in the district for exterior activities involving new construction, alteration, restoration, or rehabilitation and which shall be the basis for the Commission's review and action upon an application for a certificate of appropriateness.
- d. The means by which technical assistance will be offered to property owners of the proposed District by the Historic District Commission, City staff or other groups;
- e. A description of the various financial incentives that are proposed for use in promoting preservation activities within the District, how those incentives would be utilized and how property owners will be made aware of them;
- f. A description of what, if any, measures the Historic District Commission, the City staff or other groups will take to encourage economic activity and development which will be conducive to preservation activities within the District.

The Historic District Commission shall forward its recommendation on District establishment to the Planning and Zoning Commission or City Council with a recommended Historic District Preservation Plan. The Historic District Preservation Plan shall be part of the consideration of the District establishment. When the City Council designates an area as an historic district, the Historic District Preservation Plan for the particular district shall become City policy and all appropriate public bodies or administrative officials cited as having implementation responsibilities shall be

directed to use their best efforts to assure the effective implementation of the plan as it is written.

C. Permitted Uses.

The Historic District is a zone which is superimposed on the City zoning map. Permitted land uses are determined by the Zoning Ordinance Table of Permitted Uses of the zoning classification indicated on the base zoning map. The Historic District overlay zone controls the manner in which certain construction or repair activities may occur; not the uses for which they are constructed.

D. Construction and Restoration, Activities Permitted in the Historic District.

No exterior construction, alteration, restoration, or rehabilitation activities affecting appearance may be conducted within the historic district without the applicant first obtaining a Certificate of Appropriateness or a Master Certificate of Appropriateness from the Historic District Commission.

Work done by the City and by public utility companies within the district shall be subject to the provisions of this ordinance. However, rather than obtaining individual Certificates of Appropriateness for each proposed activity in the district, the City and public utility companies may instead obtain a Master Certificate of Appropriateness from the Historic District Commission. No Master Certificate of Appropriateness shall be valid for a period greater than one (1) year from the date of issuance. The Historic District Commission shall consider and issue Master Certificates in accordance with the procedures and standards applicable to individual certificates.

In addition to acquiring a master certificate, the City and any public utility company shall notify the City Manager prior to performing any work within the district. In emergency situations, notification by the next work day is acceptable. Such work shall be done in accordance with the principles, design guidelines, and specific criteria adopted for the district as part of the Historic District Preservation Plan. The City Manager may inspect all work done pursuant to a Master Certificate.

1. Effect of Permitted Construction Activities on Requirements for Variances and Use Permits.

The applicant for a Certificate of Appropriateness shall obtain any use permit or variance required by other provisions of the Zoning Ordinance in addition to any required Certificate of Appropriateness. Any required variance or use permit may be obtained either before or after a Certificate of Appropriateness is obtained. When the Historic District Commission recommends a change in construction plans that requires a variance from the Board of Adjustment, the Historic District Commission's recommendation shall not be binding on the Board of Adjustment, and shall be considered by the Board as a recommendation only.

2. Approval Subject to Conditions.

The Historic District Commission may attach reasonable and appropriate conditions to any Certificate of Appropriateness in order to assure compliance with this ordinance.

3. Approval Affecting Rights-of-Way.

Any property or structure restored, reconstructed, or maintained and which extends on, or within a public sidewalk, public alley, or other such public way shall be authorized by the City Council and shall be the responsibility of the item's owner, his heirs and assigns. The owner's restoration, reconstruction, or maintenance of any such property or structure within a public area shall constitute the owner's agreement to protect and hold the City of Durham harmless against any liability, cost, damage, or expense suffered by the City of Durham as a result of or growing

out of the restoration, reconstruction, or maintenance thereof. Such items, so approved, may be lawfully restored, reconstructed, or maintained. Any such item projecting over the vehicular travel way of a street or alley shall be, at its lowest point, 15 feet above the travel way.

E. Parking Variance.

When the Historic District Commission finds that the number of off-street parking spaces required by the zoning regulations for a building or structure for which a Certificate of Appropriateness is requested is inconsistent with the historic character and qualities of the District, the Historic District Commission shall recommend to the Board of Adjustment that the Board of Adjustment grant a variance, in part or in whole, of the number of off-street parking spaces required. The Board of Adjustment may authorize a lesser number of off-street parking spaces, provided: (1) the Board finds that the lesser number of off-street parking spaces will not create problems due to increased on-street parking, and (2) will not constitute a threat to the public safety.

1. Required Conformance to Dimensional Regulations; Exceptions.

The dimensional and other regulations of the underlying zoning district shall apply to structures within the Historic District. In order to maintain the historic character of a particular area, the Preservation Plan may recommend dimensional regulations for such items as minimum setbacks, maximum setback, height limit, and minimum side yards. Only the Board of Adjustment may grant a variance from the dimensional regulations established by the Zoning Ordinance.

F. Historic District Commission Recommendation on Use Permits, Variances, Rezoning Requests and Zoning Text Amendment.

All use permits, variances, rezoning requests and zoning text amendment applications within the Historic District may be reviewed by the Historic District Commission. The Commission may make recommendations provided that its review shall not delay or impede the normal processing and review of such requests, the Historic District Commission may forward its own recommendations concerning the requests to the appropriate public body.

G. Historic District Commission.

1. Creation.

There is hereby established the Durham Historic District Commission (hereafter referred to as the "Historic District Commission" or "Commission") to consist of nine (9) members appointed by the City Council. The Commission shall serve without compensation.

2. Tenure.

Members of the Historic District Commission shall serve overlapping terms of three (3) years. Initially, three (3) members shall be appointed for three (3) years, three (3) members for two (2) years, and three (3) members for one (1) year. Thereafter, all appointments shall be made for three (3) years. A member may be reappointed for a second consecutive term. After two consecutive terms a member shall be ineligible for reappointment until one calendar year has elapsed from the date of termination of his or her second term.

3. Qualifications.

All members of the Historic District Commission shall be residents of the territorial zoning jurisdiction of the City of Durham and at least seven (7) members shall be City residents. A majority of the members shall have demonstrated special interest, experience, or education in history or architecture. The Commission shall always include at least one registered architect, one realtor or developer, one cultural or

social historian, one representative of a lending institution, and two members who are none of these.

4. Meetings.

The Historic District Commission shall establish a meeting time, and shall meet at least quarterly and more often as it shall determine and require. All meetings shall conform to the North Carolina Open Meetings Law, G.S. Chapter 143, Article 33C.

5. Rules of Procedure.

The Historic District Commission shall adopt and publish rules of procedure for the conduct of its business.

6. Annual Report Required.

The Historic District Commission shall prepare an annual report and submit it to the City Council by February 1st of each year. The annual report shall include a comprehensive and detailed review of the activities, problems, and actions of the Commission and any budget requests or other recommendations.

7. Meeting Minutes.

The Commission shall keep permanent minutes of its meetings. The minutes shall include the attendance of its members and its resolution, findings, recommendations and other actions. The minutes of the Commission shall be open for public inspection as required by law.

8. Commission Powers.

a. General Responsibilities of the Commission. The Commission shall use education and regulation to promote, enhance and preserve the character and heritage of the District.

b. Specific Authority and Powers. The Historic District Commission is authorized and empowered to undertake actions reasonably necessary to the discharge and conduct of its duties and responsibilities as established in this ordinance and by Part 3A, Article 19, Chapter 160A of the General Statutes of the State of North Carolina, including the following:

1. To recommend to the Planning and Zoning Commission districts or areas to be designated by ordinance as "Historic Districts."
2. To recommend to the Planning and Zoning Commission that designation of any district or area as a Historic District be revoked or removed.
3. To consider and grant or deny applications for Certificates of Appropriateness or Master Certificates of Appropriateness in accordance with this ordinance.
4. To give advice to property owners concerning the treatment of the historical and visual characteristics of their properties located within the District, such as color schemes, gardens and landscape features, and minor decorative elements.
5. To propose to the City Council changes to this or any related ordinance and to propose new ordinances or laws relating to the Historic District or relating to the total program for the development of the historical resources of Durham and its environs.
6. To cooperate with other City of Durham boards or commissions or with agencies of the City of Durham or other governmental units to

- offer or request assistance, aid, guidance, or advice concerning matters under its purview or of mutual interest.
7. To publish information about, or otherwise inform the owners of property within the District, of any matters pertinent to its duties, organization, procedures, responsibilities, functions, or requirements.
 8. To undertake programs of information, research, or analysis relating to any matters under its purview.
 9. To report violations of this ordinance, or related ordinances to the local official responsible for enforcement.
 10. To assist the City of Durham staff in obtaining the services of private consultants to aid in carrying out programs of research or analysis.
 11. To accept funds, with the approval of City Council and to be administered by the Department of Planning and Community Development, granted to the Commission from private or non-profit organizations.
 12. To contract, with the approval of the City Council, for services or funds from the State of North Carolina and agencies or departments of the United States government.
 13. To recommend to the City Council and the State of North Carolina structures, sites, objects or districts worthy of national, state or local recognition.
 14. To delay demolition of historically significant buildings as set forth in Article K.
 15. To initiate and participate in negotiations with owners and other parties to find means of preserving historically significant buildings set for demolition.
 16. To establish guidelines under which the City Manager or his designee may approve minor modifications on behalf of the Commission. No application shall be denied without first being considered by the Commission.
 17. To conduct public hearings on applications for Certificates of Appropriateness where the Commission deems that such a hearing is necessary.
 18. To organize itself and conduct its business by whatever legal means it deems proper.
 19. To exercise such other powers and perform such other duties as are required elsewhere by this ordinance, the General Statutes of North Carolina or by the City Council.

H. Certificate of Appropriateness.

1. Required.

From and after the designation of the historic district, no exterior portion of any building or other structure (including masonry walls, fences, light fixtures, steps and pavement, or other appurtenant features) nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished within such district until after an application for a Certificate of Appropriateness as to exterior features has

been submitted to and approved by the Historic District Commission. The City shall require such a certificate to be issued by the Commission prior to the issuance of a building permit granted for the purpose of constructing, altering, moving or demolishing structures, which certificates may be issued subject to reasonable conditions necessary to carry out the purposes of this ordinance. A Certificate of Appropriateness shall be required whether or not a building permit is required. Any building permit or such other permit not issued in conformity with this section shall be invalid. The City and the public utility companies may obtain a Master Certificate from the Historic District Commission rather than obtaining individual Certificates of Appropriateness for each proposed activity in the district.

2. Required Procedures.

- a. Application Submitted to Appropriate Administrative Official. The owner or his agent shall obtain an application for a Certificate of Appropriateness from and, when completed, file it with the City's Director of Inspection Services. An application for a Certificate of Appropriateness shall be considered by the Historic District Commission at its next regular meeting, provided it has been filed, complete in form and content, at least ten (10) calendar days before the regularly scheduled meeting of the Commission.
- b. Contents of Application. The Commission shall, by uniform rule in its Rules of Procedure, require such data and information as is reasonably necessary to evaluate the nature of the application. An application for a Certificate of Appropriateness shall not be considered complete until all required data has been submitted. Nothing shall prevent the applicant from filing with the application additional relevant information bearing on the application.
- c. Notification of Historic District Commission. The Director of Planning and Community Development shall notify the Historic District Commission at least seven (7) calendar days before its regularly scheduled meeting of any pending applications for a Certificate or Master Certificate.
- d. Notification of Affected Property Owners. Prior to the issuance or denial of a Certificate of Appropriateness, the Commission shall take such action as may reasonably be required to inform the owner of any property likely to be materially affected by the application, and shall give the applicant and any such owner an opportunity to be heard.
- e. Public Hearing. In cases where the Commission deems it necessary, it may hold a public hearing concerning the application.
- f. Commission Action on Application. The Commission shall take action on the application and in doing so shall apply the Review Criteria, contained in Section I of this Ordinance.
- g. Reasons for Commission's Actions to Appear in Minutes. The Commission shall cause to be entered into the minutes of its meeting the reasons for its actions, whether it be approval, approval with modifications, or denial.
- h. Local and State Coordination. The Historic District Commission shall use all reasonable efforts to expedite any concurrent process with the State Division of Archives and History if such a process is desired by the applicant for the purpose of securing both a Certificate of Appropriateness and a federal historic preservation tax credit.
- i. Time Limits. If the Commission fails to take final action upon any

application within forty-five (45) days after the complete application is submitted to the City Director of Inspection Services, the application shall be deemed to be approved and a building permit may be issued. A Certificate of Appropriateness shall expire if a building permit has not been obtained within a year.

- j. Submission of New Application. If the Commission determines that a Certificate of Appropriateness should not be issued, a new application affecting the same property may be submitted only if substantial change is made in plans for the proposed construction, reconstruction, alteration, restoration or moving or other conditions related to the district or surrounding uses have changed substantially.

I. Review Criteria for Certificate of Appropriateness.

1. Intent.

It is the intent of these regulations to insure insofar as possible, that buildings or structures in the historic district shall be in harmony with other buildings or structures located therein. However, it is not the intention of these regulations to require the reconstruction or restoration of individual or original buildings or to prohibit the demolition or removal of such buildings or to impose architectural styles from particular historic periods. In considering new construction, the Commission shall encourage contemporary design which is harmonious with the character of the District.

In granting a Certificate of Appropriateness, the Commission shall take into account the historic or architectural significance of the structure under consideration and the exterior form and appearance of any proposed additions or modifications to that structure as well as the effect of such change or additions upon other structures in the vicinity, in accordance with the principles and guidelines for Certificates of Appropriateness adopted for the District. (See Sec. B.4).

2. Exterior Form and Appearance.

Any application for a Certificate of Appropriateness shall be subject to review based upon the design guidelines then in effect for the Preservation Plan of each historic district. Specific criteria shall be adopted for each district at the time that the Historic District Preservation Plan is adopted. These guidelines shall be set forth in a manual prepared and adopted by the Commission. The manual shall address the standards as adopted by resolution of the City Council.

3. Interior Arrangement Not Considered.

The Historic District Commission shall not consider interior arrangement. No Certificate of Appropriateness shall be required for interior changes. However, this does not excuse the property owner from obtaining any required building permit for interior work.

J. Certain Changes Not Prohibited.

Nothing in this ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in the Historic District which does not involve a substantial change in design, material, or outer appearance thereof, provided any required building permit is obtained. Nor shall this ordinance be construed to prevent the construction, reconstruction, alteration, restoration, or demolition of any such feature which the Director of Inspection Services or similar official shall certify in writing to the Commission as required by the public safety because of an unsafe or dangerous condition.

K. Delay in Demolition of Buildings Within Historic District.

An application for a Certificate of Appropriateness authorizing the demolition of a building or structure within the district may not be denied. However, the effective date of such a certificate may be delayed for a period of up to 180 days from the date of approval. The maximum period of delay authorized by this section shall be reduced by the Commission where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay. During such period the Historic District Commission may negotiate with the owner and with any other parties in an effort to find a means of preserving the building. If the Historic District Commission finds that the building has no particular significance or value toward maintaining the character of the district, it shall waive all or part of such period and authorize earlier demolition or removal.

L. Review of Application by Commission.

As part of its review procedure, the Commission may review the premises and seek the advice of the North Carolina Department of Cultural Resources or such other expert advice as it may deem necessary under the circumstances.

M. Appeal of Decision.

An appeal may be taken to the Board of Adjustment from the Commission's action in granting or denying any certificate; Appeals may be taken by an aggrieved party and shall be taken within times prescribed by Historic District Commission by general rule. An appeal from the Board of Adjustment's decision in any case shall be heard by the Durham County Superior Court.

N. Compliance.

Compliance with the terms of the Certificate of Appropriateness shall be enforced by the Director of Inspection Services. Construction or other work which fails to comply with a Certificate of Appropriateness shall be a violation of the Zoning Ordinance. The discontinuance of work for a period of six months shall be considered as a failure to comply with a Certificate of Appropriateness.

Nothing contained in this ordinance shall prohibit, impair, or limit in any way the power of the City of Durham to prevent the construction, reconstruction, alteration, restoration, or removal of buildings, structures, appurtenant fixtures, or outdoor signs in the Historic District in violation of the provisions of this ordinance. The enforcement of any remedy provided herein shall not prevent the enforcement of any other remedy or remedies provided herein or in other ordinances or laws.

O. State Recommendations.

No area shall be designated as an Historic District and the requirements of Subsection G.8.b.3 shall not be implemented until the Department of Cultural Resources shall have been given an opportunity, in accordance with the provisions of G.S. 160A-395(2), to make recommendations with respect to the establishment of the District.

D. Footnotes

1. Codicil to Sterling Proctor's Will, 3 April 1877, Durham County Clerk of Superior Court, in Special Proceeding No. 450. It is generally believed that Proctor also owned land south of Parker Street.
2. Claude Vickers, interview in Durham, May 1981.
3. Pauli Murray, Proud Shoes, revised edition (New York: Harper & Row, Publishers 1978), page 261.
4. Codicil. It is not known if Ella Proctor Vickers' husband, W.D. Vickers, was related to William Gaston Vickers.
5. Claude Vickers.
6. Durham County Register of Deeds (DCRD), Deed Book 1, Page 44.
7. Robert F. Durden, The Dukes of Durham, 1865-1929 (Durham: Duke University Press, 1975), page 18; and William Boyd, The Story of Durham (Durham: Duke University Press, 1925), pp. 116-17.
8. "Gray's New Map of Durham, 1881" (Philadelphia: O.W. Gray & Son); Hand-Book of Durham, North Carolina, 1895, Duke archives copy with handwritten notes by Professor Louise Hall of Duke University, pp. 76 and 79. The second Morehead house was named after the Morehead family home place in Greensboro of the same name, which still stands. The Greensboro Blandwood, one of the city's foremost architectural monuments, was built early in the nineteenth century and enlarged as an Italianate villa designed by A.J. Davis for Governor John Motley Morehead, father of Eugene Morehead.
9. Claude Vickers.
10. Handbook, pp. 29 and 76; and Sanborn Map Company, "Durham, North Carolina," 1913 series.
11. DCRD, Deed Book 1, Page 44.
12. "Bird's-Eye View of The City of Durham, North Carolina" (Madison, Wisconsin: Rugby and Stoner, 1891).
13. DCRD, Plat Book 5A, page 30.
14. DCRD, Deed Book 2, page 562. Prior to 1887, Lee Street, was renamed Lea Street; between 1898 and 1902 it was renamed once again, this time to South Duke Street, its present designation.
15. Directory of the Business and Citizens of Durham City for 1887 (Raleigh: Levi Branson, Publisher); Handbook, page 78; and "Bird's-Eye View..." In addition, in 1884, he purchased additional lots on the east side of Lee Street, and the following year he bought a tract adjoining the south side of his house lot. DCRD, Deed Book 12, page 133.
16. DCRD, Deed Book 12, page 71, and Deed Book 12 page 94.
17. DCRD, Deed Book 12 page 133.
18. DCRD, Deed book 45, page 111; and Mary and George Pyne, interview in Durham, 7 March 1984. The Lewter House, at 810 Vickers Avenue, as well as a house formerly at 901 Vickers Avenue (now 914 Shepherd Street) also appears to date from 1890's but their builders have not been identified.
19. Claude Vickers. Shortly thereafter, two other houses were built immediately north of the Berry house, either by other Vickers family members or by unrelated individuals who purchased lots from the Berry's.

20. Virginia Nichols, Shepherd descendant and owner of 903, 907 and 913 West Proctor Street, interview in Durham, February 1981. The Shepherds are reported to have acquired the Proctor Street property through the marriage of two of William Gaston Vickers' sons to two Shepherd sisters.
21. Durham County Clerk of Court, Special Proceeding No. 450, which includes original plat also filed in DCRD, Plat Book 5, Page 26. The heirs appear to have been her nieces and nephews.
22. For example, see DCRD, Deed Book 29, pages 56 to 59 and 63 to 67.
23. William Coman, Christian descendant, interview in Durham, 7 March 1984.
24. DCRD, Plat Book 6, pages 11 and 12; and plat book 4, page 124.
25. H. McKeldon Smith and John B. Flowers, III, "John Sprunt Hill House," National Register of Historic Places Nomination, N.C. Division of Archives and History, 1977.
26. DCRD, Deed Book 40, page 543.
27. Ethel Lipscomb Girvin, interview in Durham, August 1982.
28. Murray, page 257.
29. J. Marshall Bullock, "Greystone," National Register of Historic Places Nomination, N.C. Division of Archives and History, 1981.
30. Claude Vickers.
31. Ibid., and Sanborn Map Company, 1913 series.
32. DCRD, Deed Book 42, page 247.
33. Claude Vickers; and Sanborn Map Company, 1913 and 1937 series.
34. The later houses were built on the adjacent lots vacated by the other owners in the block who had their two late 1890's houses moved around the corner to Parker Street, next to the Berry House.
35. Claude Vickers; and Mrs. Cecil Cooke, owner of Kiker-Hobgood House, interview in Durham, February 1981.
36. DCRD, Deed Book 87, page 68.
37. Mary and George Pyne; and Sanborn Map Company.
38. Bullock.
39. Durham Morning Herald, 6 February 1935, page 1.
40. Smith and Flowers.
41. Bullock.
42. Telephone interview March 1984 with Charlotte V. Brown, one of the authors of Architects and Builders of North Carolina, currently in preparation for publication. During her research for this book, Dr. Brown read a letter stating that Hook designed the Cobb-Toms House.
43. See Durham city directories.
44. William Coman.
45. Claude Vickers.